



Berniece Taylor-Johnson, Place 1
Jessica Mang, Place 2
Valerie Robertson, Place 3
Steven Frizzell, Place 4
Melvin Lee, Place 5
Michael Fantroy, Place 6
Deanna Mendez, Place 7

Venus Wehle, City Manager/City Planner
Amy Anderson, City Secretary

Agenda

Regular Planning and Zoning Commission Meeting

September 8, 2025 - 6:00 PM

Notice is hereby given that on September 8, 2025, the Planning and Zoning Commission of the City of Forest Hill will hold a Regular Meeting at 6:00 PM, in the City of Forest Hill Council Chambers, 3219 California Parkway, Forest Hill, Texas, 76119, for the purpose of considering the following items:

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this agenda.

1. Call to Order

Invocation

Pledge of Allegiance to the U.S. Flag and the Texas Flag

2. Citizen Testimony

At this time, any person who desires to speak on any item posted on the agenda or any person with business before the Planning and Zoning Commission not scheduled on the agenda may speak to the Commission provided that a "Speaker's Request Form" has been completed and provided to the City Secretary no later than the posted start time of the Commission meeting. Speakers are limited to a maximum of three (3) minutes. The Commission cannot respond to matters not listed on the agenda until scheduled at a future meeting. Please direct all comments to the full Commission. Citizens are to refrain from personal attacks and the use of profane language.

3. Consent Agenda

All matters listed under the Consent Agenda are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items unless a member so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- a) Consider approval of meeting minutes from the August 4, 2025 meeting.

4. Public Hearing/Deliberation

a) Case #PZ 2025-07 Public Hearing

To receive public comments regarding a request for a Re-Plat of property currently identified as Lot 1 and Lot 2, Block 1 of the Town & Country Corner Addition in the City of Forest Hill, Tarrant County, Texas. The zoning of the property is GB (General Business) and will remain GB (General Business). The proposed legal description of the property would be Block 1, Lot 1R of the Town and Country Corner I Addition in the City of Forest Hill, Tarrant County, Texas, as requested by the owner, Shops

at Forest Hill, LLC.

Case #PZ 2025-07 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a request for a Re-Plat of property currently identified as Lot 1 and Lot 2, Block 1 of the Town & Country Corner Addition in the City of Forest Hill, Tarrant County, Texas. The zoning of the property is GB (General Business) and will remain GB (General Business). The proposed legal description of the property would be Block 1, Lot 1R of the Town and Country Corner I Addition in the City of Forest Hill, Tarrant County, Texas, as requested by the owner, Shops at Forest Hill, LLC.

b) Case #PZ 2025-08 Public Hearing

To receive public comments regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for approximately .6026 acre parcel of real property commonly known as 6550 Forest Hill Drive and described as being part of the Park Forest Addition, Lot 1CVB2, Block 2 in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB-SUP (General Business with a Specific Use Permit to allow "Alcoholic Beverage Sales/Off-Premise Consumption" use. The owner is Saint Angelo, LLC; the applicant is Tim Ibaao.

Case #PZ 2025-08 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for approximately .6026 acre parcel of real property commonly known as 6550 Forest Hill Drive and described as being part of the Park Forest Addition, Lot 1CVB2, Block 2 in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB-SUP (General Business with a Specific Use Permit) to allow "Alcoholic Beverage Sales/Off-Premise Consumption" use. The owner is Saint Angelo, LLC; the applicant is Tim Ibaao.

c) Case #PZ 2025-09 Public Hearing

To receive public comments regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately 2.0169-acre parcel of real property commonly known as 4607 E. California Parkway and described as being part of the John Collett Survey, Abstract 261, Tract 9B in the City of Forest Hill, Tarrant County, Texas, from Multi-Family Residential (MF) to Multi-Family Residential with a Specific Use Permit to allow for "Dwelling, Assisted Living Facility" use. The applicant is Denise Deapen of Westerncare Management, LLC, representing owner 4607 E. California ABL I Holdings, LLC.

Case #PZ 2025-09 Deliberation

Discuss and consider action on a recommendation to the City Council for a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately 2.0169-acre parcel of real property commonly known as 4607 E. California Parkway and described as being part of the John Collett Survey, Abstract 261, Tract 9B in the City of Forest Hill, Tarrant County, Texas, from Multi-Family Residential (MF) to Multi-Family Residential with a Specific Use Permit to allow for "Dwelling, Assisted Living Facility" use. The applicant is Denise Deapen of Westerncare Management, LLC, representing owner 4607 E. California ABL I Holdings, LLC.

d) Case #PZ 2025-10 Deliberation

Discuss and consider action on a recommendation to the City Council regarding approval of a final plat of Phase I of the Creekside Addition for an approximately 43.186-acre tract of land situated in the Shelby County School Land Survey, Abstract No. 1375, City of Forest Hill, Tarrant County, Texas, and being all of tract of land described as Tract B to Gracious Living Holdings, LP by deed recorded in County Clerk File No. D21916104, Official Public Records, Tarrant County, Texas.

5. Adjournment

Certificate

I, Amy L. Anderson, City Secretary, do hereby certify that a copy of the September 8, 2025 Planning and Zoning Commission agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the [City's website](#), in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: September 2, 2025

TIME OF POSTING: 2:30 p.m.

Amy L. Anderson, TRMC, CMC
City Secretary

NOTICE OF POSSIBLE QUORUM

Notice is hereby given that a possible quorum of the Forest Hill City Council may attend this meeting. While there may be incidental discussion of City business, the City Council will not be deliberating as a governing body of the City of Forest Hill. Any discussion of public business is purely incidental. No action will be taken by the governing body.

NOTICE OF ACCOMMODATION

The Forest Hill City Hall is wheelchair accessible. Access to the building and special parking is available at the Main Entrance at the north end of the building. Spanish language interpreters, deaf interpreters, Braille copies, or any other special needs will be provided to any person requesting a special service with at least 48 hours notice. Please call the City Secretary's office at 817-568-3040 or aanderson@foresthilltx.org.



Planning & Zoning Commission Communication Consent Agenda 3a

DATE: September 8, 2025

FROM: Amy L. Anderson, City Secretary

ITEM: Consider approval of the meeting minutes for the August 4, 2025 meeting.

BACKGROUND: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. August 4, 2025 meeting minutes

MOTION: Motion to approve under Consent Agenda



Berniece Taylor-Johnson, Place 1
Jessica Mang, Place 2
Valerie Robertson, Place 3
Steven Frizzell, Place 4
Melvin Lee, Place 5
Michael Fantroy, Place 6
Deanne Mendez, Place 7

Venus Wehle, City Manager/City Planner
Amy Anderson, City Secretary

**MINUTES
PLANNING AND ZONING COMMISSION
August 4, 2025**

The Planning and Zoning Commission of the City of Forest Hill met on the above date at 6:00 p.m., with Chairwoman Berniece Taylor-Johnson presiding. The following Commissioners and Officials were present: Valerie Robertson, Steven Frizzell, Melvin Lee, and City Manager/ City Planner Venus Wehle.

Commissioner Jessica Mang was absent.
Commissioner Michael Fantroy was absent.
Commissioner Deanna Mendez was absent.

1. Call to Order

With a quorum present, Chairwoman Johnson called the meeting to order at 6:00 p.m.

Invocation – Commissioner Melvin Lee led the invocation

Pledge of Allegiance to the U.S Flag and the Texas Flag – Led by Chairwoman Johnson

- 2. Citizens Forum:** At this time, any person who desires to speak on any item posted on the agenda or any person with business before the Planning and Zoning Commission not scheduled on the agenda may speak to the Commission, provided that a “Speaker’s Request Form” has been completed and provided to the City Secretary prior to the start of the Commission meeting. Speakers are limited to a maximum of three (3) minutes. The Commission cannot respond to matters not listed on the agenda until scheduled at a future meeting. Please direct all comments to the Chairperson of the Commission. Citizens are to refrain from personal attacks.

None.

3. Consent Agenda:

All matters listed under the Consent Agenda are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items unless a member so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- a)** Consider approval of meeting minutes for the May 5, 2025 meeting.

Commissioner Frizzell made a motion to approve Consent Agenda Item 3a.

Vice Chairwoman Robertson seconded the motion.

Motion passed with the following vote:

4 Ayes Johnson, Robertson, Frizzell, Lee,
0 Nays
3 Absent Mang, Fantroy, Mendez
0 Abstain

4. Public Hearing/Deliberation:

a) **Case #PZ 2025-05 Public Hearing**

To receive citizen's comments regarding a request amending the Forest Hill Code of Ordinances, as previously amended, by amending Chapter 9 "Planning and Development Regulations, " Article 0.02 "Zoning Ordinance," at Division 2 "Definitions" by amending section 9.02.021 "Definitions" and at Division 4 "Schedule of Uses" by amending Section 9.02.081 "Uses" to add Funeral-related Accessories Retail Sales Establishments and allowing such uses in the Local Retail, General Business, Light Industrial, and Heavy Industrial Zoning Districts. The applicant is the TPH Group located at 4508 Forest Hill Circle, Forest Hill, Texas, 76140.

Chairwoman Johnson opened the Public Hearing at 6:06 p.m.

Lyndia Thomas-6941 Windy Hill Road, Forest Hill, Texas

- Spoke in favor of Case #PZ 2025-05.

With no additional speakers, Chairwoman Johnson closed the Public Hearing at 6:07 p.m.

Case #PZ 2025-05 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a request to amend the Forest Hill Code of Ordinances, as previously amended, by amending Chapter 9 "Planning and Development Regulations, " Article 0.02 "Zoning Ordinance," at Division 2 "Definitions" by amending section 9.02.021 "Definitions" and at Division 4 "Schedule of Uses" by amending Section 9.02.081 "Uses" to add Funeral-related Accessories Retail Sales Establishments and allowing such uses in the Local Retail, General Business, Light Industrial, and Heavy Industrial Zoning Districts. The applicant is the TPH Group located at 4508 Forest Hill Circle, Forest Hill, Texas, 76140.

The case was presented to the Commission.

The Commission discussed possible funeral home in the future, being in a residential area, and being near the Memorial Park.

City Planner Venus Wehle clarified that the use is for retail funeral-related accessories for planning a funeral. It will not be a funeral home. The new use needs to be added to the Schedule of Uses. The Commission can also determine which zoning district to allow the business.

With no further discussion, Commissioner Robertson made a motion to approve a recommendation to the City Council regarding a request to amend the Forest Hill Code of Ordinances, as previously amended, by amending Chapter 9 "Planning and Development Regulations, " Article 0.02 "Zoning Ordinance," at Division 2 "Definitions" by amending section 9.02.021 "Definitions" and at Division 4 "Schedule of Uses" by amending Section 9.02.081 "Uses" to add Funeral-related Accessories Retail Sales Establishments and allowing such uses in the Light Industrial and Heavy Industrial Zoning Districts.

Commissioner Lee seconded the motion.

Motion passed with the following vote:

4 Ayes Johnson, Robertson, Frizzell, Lee,

0 Nays

3 Absent Mang, Fantroy, Mendez

0 Abstain

b) Case #PZ 2025-06

Discuss and consider approval of a Preliminary Plat of approximately 27.0369 acres out of the Shelby County School Land Survey, Abstract 1375, Tract 41C03 in the City of Forest Hill, Tarrant County, Texas. The proposed legal description would be Lots 1 and Lot 2, Block 1 of the East Hill at 1-20 Addition in the City of Forest Hill, Tarrant County, Texas, as requested by Jeff Landon and Core5 Industrial Partners, LLC.

Kirby Berry, with Kinley Horn, 801 Cherry Street, Fort Worth, Texas, was present on behalf of Core5 Industrial Partners, LLC.

Mr. Berry provided information on the project. The developer will, in good faith, provide turn lanes and repave Anglin Drive in front of the property.

City Planner Venus Wehle stated the project will remain Light Industrial and fits the use. The lot will be platted into two (2) lots to build two (2) buildings.

With no further discussion, Commissioner Frizzell made a motion to approve a Preliminary Plat of approximately 27.0369 acres out of the Shelby County School Land Survey, Abstract 1375, Tract 41C03 in the City of Forest Hill, Tarrant County, Texas. The proposed legal description would be Lots 1 and Lot 2, Block 1 of the East Hill at 1-20 Addition in the City of Forest Hill, Tarrant County, Texas, as requested by Jeff Landon and Core5 Industrial Partners, LLC.

Commissioner Robertson seconded the motion.

Motion passed with the following vote:

4 Ayes Johnson, Robertson, Frizzell, Lee,

0 Nays

3 Absent Mang, Fantroy, Mendez

0 Abstain

5. Adjournment

Chairwoman Johnson adjourned the meeting at 6:23 p.m.

ATTEST:

APPROVED:

Amy L. Anderson, TRMC, CMC
City Secretary

Berniece Taylor-Johnson, Chairwoman

Planning & Zoning Commission Communication Public Hearing and Deliberation 4a

DATE: September 8, 2025

FROM: Venus Wehle, City Manager/City Planner

ITEM: **Case #PZ 2025-07 Public Hearing**

To receive public comments regarding a request for a Re-Plat of property currently identified as Lot 1 and Lot 2, Block 1 of the Town & Country Corner Addition in the City of Forest Hill, Tarrant County, Texas. The zoning of the property is GB (General Business) and will remain GB (General Business). The proposed legal description of the property would be Block 1, Lot 1R of the Town and Country Corner I Addition in the City of Forest Hill, Tarrant County, Texas, as requested by the owner, Shops at Forest Hill, LLC.

Case #PZ 2025-07 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a request for a Re-Plat of property currently identified as Lot 1 and Lot 2, Block 1 of the Town & Country Corner Addition in the City of Forest Hill, Tarrant County, Texas. The zoning of the property is GB (General Business) and will remain GB (General Business). The proposed legal description of the property would be Block 1, Lot 1R of the Town and Country Corner I Addition in the City of Forest Hill, Tarrant County, Texas, as requested by the owner, Shops at Forest Hill, LLC.

BACKGROUND:

Mr. Nabil Ahmed, owner of the Shops at Forest Hill LLC, has submitted a Re-Plat application for the property currently identified as Lots 1 and 2, Block 1 of the Town & Country Corner Addition.

The property currently at 3200 Mansfield Highway is home of PLS and the now vacant Advance Auto Parts store. It has been determined that in 2015, staff and the previous owner did not properly file the then-applied-for plat, thus resulting in incorrect documents being provided to Mr. Ahmed when he purchased the property. In order to assist Mr. Ahmed in moving forward with a remodel and leasing the vacant space, the property must be re-platted.

The application and all supporting documents submitted for the request have been reviewed by city staff and city engineers and complies with all city regulations. It is presented tonight for your consideration.

FISCAL IMPACT: N/A

LEGAL REVIEW: Reviewed by the City Engineers

ATTACHMENTS:

1. P & Z Case #2025-07 Background Information

MOTION:

Motion to approve or deny a recommendation to the City Council regarding a request for a Re-Plat of property currently identified as Lot 1 and Lot 2, Block 1 of the Town & Country Corner Addition in the City of Forest Hill, Tarrant County, Texas. The zoning of the property is GB (General Business) and will remain GB (General Business). The proposed legal description of the property would be Block 1, Lot 1R of the Town and Country Corner I Addition in the City of Forest Hill, Tarrant County, Texas, as requested by the owner, Shops at Forest Hill, LLC.

Received 07/17/2025

City of Forest Hill
Re-Plat Application

PZ #2025-07

APPLICANT NAME: NABIL AHMED DATE: 06-26-25
SUB-DIVISION NAME: TOWN & COUNTRY CORNER I
PROPOSED LEGAL DESCRIPTION: _____ ACRES: 1.461
CURRENT ZONING: GENERAL BUSINESS PROPOSED ZONING: _____
BEING PLATTED AS: LOTS: 1A BLOCKS: 1 PHASES: _____
CURRENT LEGAL DESCRIPTION: LOTS 1&2, BLOCK 1, TOWN & COUNTRY CORNER I

OWNER OF RECORD: SHOPS AT FOREST HILL LLC
ADDRESS: 1546 Hilton Head Ln PHONE: 972 439 8463
CITY: Frisco STATE: TX ZIP: 75034
EMAIL: NABIL AHMED 398 @ yahoo.com

SURVEYOR: SHANE GRAHAM
ADDRESS: P.O. BOX 834 PHONE: 903-473-5150
CITY: EMORY STATE: TX ZIP: 75440
EMAIL: shane@byline-surveying.com

ENGINEER: _____
ADDRESS: _____ PHONE: _____
CITY: _____ STATE: _____ ZIP: _____
EMAIL: _____

DEVELOPER: _____
ADDRESS: _____ PHONE: _____
CITY: _____ STATE: _____ ZIP: _____
EMAIL: _____

APPLICANT SIGNATURE: Nabil A DATE: 06-26-25
OWNER SIGNATURE: Nabil A DATE: 06-26-25
SURVEYOR SIGNATURE: Shane Graham DATE: 5-28-25
ENGINEER SIGNATURE: _____ DATE: _____
DEVELOPER SIGNATURE: _____ DATE: _____

City of Forest Hill

Re-Plat Check List

If the following is on the Final Plat, please put an "X", if it is not applicable please write in N/A.

REQUIRED DOCUMENTS

- ☒ Plat application with owner's disclosure and notary statement
- ☒ Application fee
- ☒ Documents required checklist, completed and signed by applicant
- ☒ Technical requirements checklist, completed and signed by applicant
- ☒ RePlat- See Section 9.02 for submittal requirements
- ☒ **2 folded copies** of the preliminary water and sanitary sewer layout
- ☒ **1 folded copy** of the preliminary drainage plan. If utilizing a previously approved drainage plan, include the accepted plan
- ☒ As-built survey for any existing permanent structures

TECHNICAL REQUIREMENTS

- ☒ Location map, north arrow, written and graphic scale.
- ☒ Location and dimensions of all boundary lines (indicated by heaviest lines) and all lots.
- ☒ A number or letter identifying each lot, block, and site.
- ☒ Title block in the lower right corner that includes:
 - ☒ type of plat
 - ☒ proposed name of subdivision, with section or phase if applicable
 - ☒ proposed lot and block numbers
 - ☒ reference to the original survey or previous plat including recording information
 - ☒ city, county, state
 - ☒ date of preparation
 - ☒ number of lots
- ☒ Location, dimension, and purpose of all easements within or abutting the subdivision, and the recording information of all existing easements.
- ☒ The following information on adjoining property, which should be shown with dotted or dashed lines:
 - ☒ if platted, subdivision name; lot, block, or tract numbers; recording information
 - ☒ if unplatted, current deed record ownership information
 - ☐ if subdivided without platting, both of the above
- ☒ Metes and bounds description corresponding to the illustration.
- ☒ Gross acreage of the subdivision.
- ☒ Former lot numbers and lot lines shown in half tones ("ghosted")
- ☒ Location of city limit lines if they traverse, form a part of the boundary, or are contiguous to the boundary of the subdivision
- ☒ Certified acreage significant to three digits for each lot, tract, or site.
- ☒ Acreage significant to three digits or the square footage of the rights-of-way dedicated for major collectors and arterials, including corner clips.
- ☒ Professional certification of the surveyor or engineer who prepared the plat.
- ☒ Owner's certification, including recording information of warranty deed.
- ☒ The following note: "This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due."
- ☒ If the plat includes previously platted property, the following certification: "This plat does not alter or remove deed restrictions, if any, on this property."
- ☒ Dedication statement.
- ☒ Notary statement

- ☒ Appropriate approval block
- ☒ Cabinet/slide note
- ☒ Name, address, phone, fax, and email address of record owner, the professional preparing the plat, and the developer.
- ☐ Stormwater Management Acknowledgment and Indemnification Agreement



REPLAT APPLICATION

TECHNICAL REQUIREMENTS

The following elements must be shown. Each lot shall comply with the requirements specified in the Zoning Chapter for width, depth, and area. Please see the Subdivision Rules and Regulations for easements, rights-of-way, and public areas required. If Plat requires more than one sheet, number the sheets and provide match lines and a key map.

<u>Staff</u>	<u>Appl</u>	
☐	☒	Location map, north arrow, written and graphic scale.
☐	☒	Location and dimensions of all boundary lines (indicated by heaviest lines) and all lots.
☐	☒	A number or letter identifying each lot, block, and site.
☐	☒	Title block in the lower right corner that includes: ▪ type of plat ▪ proposed name of subdivision, with section or phase if applicable ▪ proposed lot and block numbers ▪ reference to the original survey or previous plat including recording information ▪ city, county, state ▪ date of preparation ▪ number of lots
☐	☒	Location, dimension, and purpose of all easements within or abutting the subdivision, and the recording information of all existing easements.
☐	☒	The following information on adjoining property, which should be shown with dotted or dashed lines: ▪ if platted, subdivision name; lot, block, or tract numbers; recording information ▪ if unplatted, current deed record ownership information ▪ if subdivided without platting, both of the above
☐	☒	A note describing the corner tie, and a tie to a Global Positioning System (GPS) monuments accepted by the City. At least one corner of the subdivision shall be tied by course and distance to a corner of a platted lot or to an original corner of the original survey of which it is a part.
☐	☒	Metes and bounds description corresponding to the illustration.
☐	☒	Gross acreage of the subdivision.
☐	☒	Former lot numbers and lot lines shown in half tones ("ghosted")
☐	☒	Location of city limit lines if they traverse, form a part of the boundary, or are contiguous to the boundary of the subdivision
☐	☒	Certified acreage significant to three digits for each lot, tract, or site.
☐	☒	Acreage significant to three digits or the square footage of the rights-of-way dedicated for major collectors and arterials, including corner clips.
☐	☒	Professional certification of the surveyor or engineer who prepared the plat.
☐	☒	Owner's certification, including recording information of warranty deed.
☐	☒	The following note: "This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due."

REPLAT APPLICATION

TECHNICAL REQUIREMENTS

<u>Staff</u>	<u>Appl</u>	
☐	☒	If the plat includes previously platted property, the following certification: "This plat does not alter or remove deed restrictions, if any, on this property."
☐	☒	Dedication statement.
☐	☒	Notary statement
☐	☒	Appropriate approval block
☐	☒	Cabinet/slide note
☐	☒	Name, address, phone, fax, and email address of record owner, the professional preparing the plat, and the developer.

Preparer's Signature: Nabil Ahmed

Printed Name: NABIL AHMED

Date: 06-26-25

REPLAT APPLICATION

DOCUMENTS REQUIRED

Staff review will not begin until all the following have been submitted. Contact the Planning Department for required payment of taxes and documents needed prior to filing.

<u>Staff</u>	<u>Appl</u>	
☐	☒	Plat application with owner's disclosure and notary statement
☐	☐	Application fee
☐	☒	Documents required checklist, completed and signed by applicant
☐	☒	Technical requirements checklist, completed and signed by applicant
☐	☒	RePlat. See Section 9.02 for submittal requirements
☐	☒	2 folded copies of the preliminary water and sanitary sewer layout
☐	☐	1 folded copy of the preliminary drainage plan. If utilizing a previously approved drainage plan, include the accepted plan
☐	☒	As-built survey for any existing permanent structures

Preparer's Signature: Nabil Ahmed

Printed Name: NABIL AHMED

Date: 06-26-25



Stormwater Management Acknowledgment Agreement And Indemnification Agreement

The following agreement is made in accordance with the City of Forest Hill Subdivision Ordinance.

Developer acknowledges and understands that the developer of a subdivision shall employ a Licensed Professional Engineer in the State of Texas to design the storm water management system within the subdivision. The engineer shall evaluate the specific local circumstances of the tract being subdivided and to analyze flows of water entering the tract and leaving the tract subsequent to the development of the subdivision. The engineer shall utilize his or her best professional judgment to design a system that will adequately manage storm water at the specific location in question and to ensure that the system conforms to the requirements of Texas law.

Developer acknowledges and understands that the storm water / drainage improvement standards published and approved by the City of Forest Hill are the minimum standards deemed acceptable by the City. **The City does not and has not represented that they are appropriate for every situation and it is the responsibility of the developer's engineer to determine if a more extensive system is necessary to adequately manage storm water issues both onsite and offsite.**

Developer acknowledges and understands that the staff of the City of Forest Hill will undertake a summary review of the storm water analysis and proposed improvements presented by the developer's engineer. The staff will not re-engineer the project but will only be reviewing the developer's work to determine if it appears to be consistent with minimum requirements and to meet or exceed minimum specifications contained in City development requirements. The City's engineering review is not intended to evaluate the detailed engineering analysis and calculations undertaken by the developer's engineer.

DEVELOPER ACKNOWLEDGES AND UNDERSTANDS THAT DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY AND ALL JUDGMENTS, CLAIMS, DEMANDS OR CAUSES OF ACTION FROM ANY PARTY OF ANY NATURE WHATSOEVER OCCASIONED BY OR ARISING OUT OF INADEQUATE OR IMPROPER SURFACE DRAINAGE OF SAID SUBDIVISION OR RE-SUBDIVISION FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF THE APPROVAL OF THE FINAL PLAT OF SAID SUBDIVISION OR RE-SUBDIVISION. NA (Initials of person executing this document).

The person executing this document does hereby affirm that he or she has the requisite authority to bind the Developer.

THIS AGREEMENT is made this 26th day of July June, 2025, by:

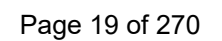
NABIL AHMED
(printed name)

SHOPS AT FOREST HILL LLC
(company name)

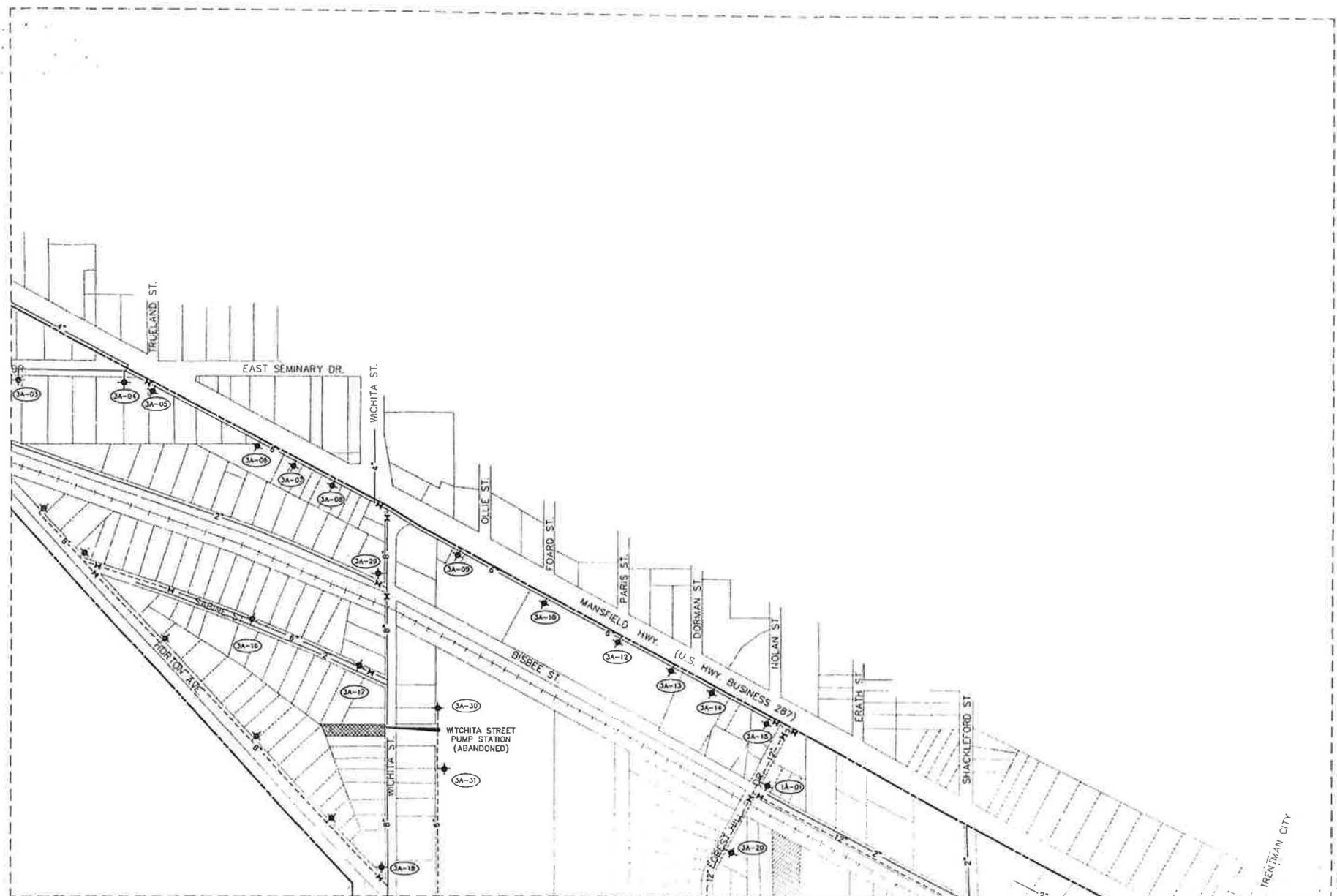
Principal offices located at 1546 Hilton Head Ln Frisco TX 75034


Signature

Map of the study area showing the location of the study site (indicated by a star) relative to the city of St. Petersburg, Florida. The map includes a scale bar (0 to 100 miles) and a north arrow.



2-W



NO.	REVISION	BY	DATE



LEGEND
 --- 2" --- PVC WATER MAIN
 --- 2" --- EXISTING WATER MAIN
 H --- EXISTING GATE VALVE
 + --- EXISTING FIRE HYDRANT
 (1C-11) --- FIRE HYDRANT DESIGNATION



TEAGUE HALL AND PERKINS
 3100 MARSH BLVD.
 FORT WORTH, TEXAS 76106
 PHONE: (817) 335-1111 FAX: (817) 335-1112
 WWW.THP-ENGINEERS.COM

FOREST HILL WATER DISTRIBUTION
GRID MAP - 2066-368
 APRIL 2007

Sheet 1A	Sheet 1B	Sheet 1C	Sheet 1D	Sheet 1E	Sheet 1F	Sheet 1G	Sheet 1H	Sheet 1I	Sheet 1J
Sheet 2A	Sheet 2B	Sheet 2C	Sheet 2D	Sheet 2E	Sheet 2F	Sheet 2G	Sheet 2H	Sheet 2I	Sheet 2J
Sheet 3A	Sheet 3B	Sheet 3C	Sheet 3D	Sheet 3E	Sheet 3F	Sheet 3G	Sheet 3H	Sheet 3I	Sheet 3J
Sheet 4A	Sheet 4B	Sheet 4C	Sheet 4D	Sheet 4E	Sheet 4F	Sheet 4G	Sheet 4H	Sheet 4I	Sheet 4J
Sheet 5A	Sheet 5B	Sheet 5C	Sheet 5D	Sheet 5E	Sheet 5F	Sheet 5G	Sheet 5H	Sheet 5I	Sheet 5J
Sheet 6A	Sheet 6B	Sheet 6C	Sheet 6D	Sheet 6E	Sheet 6F	Sheet 6G	Sheet 6H	Sheet 6I	Sheet 6J
Sheet 7A	Sheet 7B	Sheet 7C	Sheet 7D	Sheet 7E	Sheet 7F	Sheet 7G	Sheet 7H	Sheet 7I	Sheet 7J
Sheet 8A	Sheet 8B	Sheet 8C	Sheet 8D	Sheet 8E	Sheet 8F	Sheet 8G	Sheet 8H	Sheet 8I	Sheet 8J
Sheet 9A	Sheet 9B	Sheet 9C	Sheet 9D	Sheet 9E	Sheet 9F	Sheet 9G	Sheet 9H	Sheet 9I	Sheet 9J
Sheet 10A	Sheet 10B	Sheet 10C	Sheet 10D	Sheet 10E	Sheet 10F	Sheet 10G	Sheet 10H	Sheet 10I	Sheet 10J

The next Board of Directors meeting will be Tuesday, August 12th at 9 am.

Notice of Public Hearing | 2026 Proposed Budget

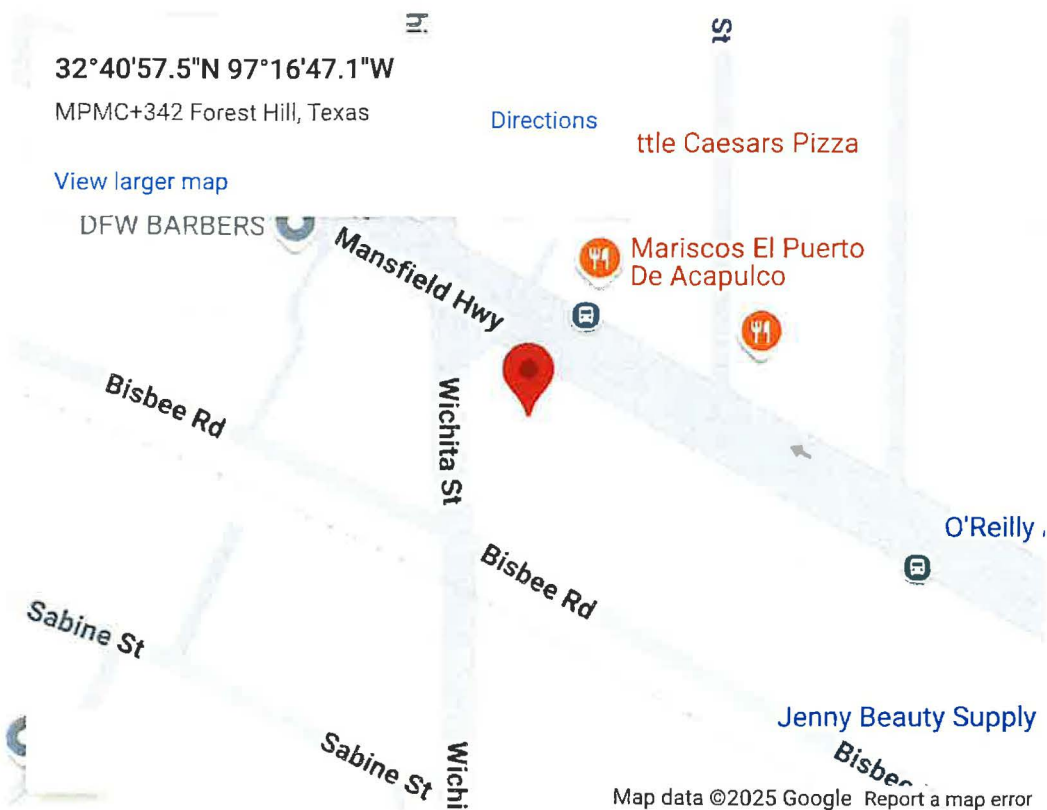
These documents will be relocated to the August 12th meeting packet on the board of director's page when this banner is removed.

Account: 06191231

Address: 3200 MANSFIELD HWY

[Export Property Page](#)

Location



This map, content, and location of property is provided by Google Services.

Address: [3200 MANSFIELD HWY](#)

City: FOREST HILL

Georeference: [42371-1-1](#)

Subdivision: [TOWN & COUNTRY CORNER I ADDN](#)

Neighborhood Code: [RET-Southeast Fort Worth/Everman/Forest Hill General](#)

Latitude: 32.6826484184

Longitude: -97.2797381345

TAD Map: 2066-368

MAPSCO: TAR-092K

Property Data

Legal Description: TOWN & COUNTRY CORNER I ADDN Block 1 Lot

1

Jurisdictions:

CITY OF FOREST HILL (010)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: F1

Year Built: 2016

Personal Property Account: Multi

Agent: RYAN LLC (00320)

Site Number: [80548210](#)

Site Name: ADVANCED AUTO PARTS / PL\$

Site Class: RETGen - Retail-General/Specialty

Parcels: 2

Primary Building Name: ADVANCED AUTO PARTS / 06191231

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 10,000

Net Leasable Area⁺⁺⁺: 10,000

Percent Complete: 100%

Land Sqft^{*}: 38,638

Land Acres^{*}: 0.8870

Pool: N

Notice Sent Date: 5/1/2025

Notice Value: \$4,379,800

Protest Deadline Date: 6/2/2025

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Property Documents

Documents

2025 Documents

[Value Notice 2025-05-01](#)

[Hearing Notice 2025-05-19](#)

[Agreed Order 2025-07-14](#)

2024 Documents

[Show Documents](#)

Owner Information

Current Owner:

SHOPS AT FOREST HILL LLC

Primary Owner Address:

1546 HILTON HEAD LN

FRISCO, TX 75034

Deed Date: 8/9/2024

Deed Volume:

Deed Page:

Instrument: [D224142635](#)

Previous Owners:

Name

DYNASTY HOTEL GROUP LP

Date

1/26/2017

Instrument

[D217023766](#)

Deed Volumne

Deed Page

Name

LG WICHITA STREET LLC

Date

3/12/2015

Instrument

[D215052104](#)

Deed Volumne

Deed Page

Name

JTRN ENTERPRISES LLC

Date

3/11/2015

Instrument

[D215052103](#)

Deed Volumne

Deed Page

Name

PHAM CHRISTINE TRAN;PHAM NGOC V

Date

1/30/2004

Instrument

[D204033259](#)

Deed Volumne

0000000

Deed Page

0000000

Name

USRP T&C LP

Date

8/14/2001

Instrument

[00151480000274](#)

Deed Volumne

0015148

Deed Page

0000274

Name

USRP FUNDING 2001-A LP

Date

12/30/2000

Instrument

[00146910000442](#)

Deed Volumne

0014691

Deed Page

0000442

Name

USRP LP

Date

12/22/1998

Instrument

[00136140000275](#)

Deed Volumne

0013614

Deed Page

0000275

Name

TOWN & COUNTRY FOOD STORES

Date

1/1/1987

Instrument

000000000000000

Deed Volumne

0000000

Deed Page

0000000

\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year

2025

Improvement Market

\$4,202,065

Land Market

\$177,735

Total Market

\$4,379,800

Total Appraised+

\$4,379,800

Year

2024

Improvement Market

\$3,622,265

Land Market

\$177,735

Total Market

\$3,800,000

Total Appraised+

\$3,800,000

Year

2023

Improvement Market

\$3,483,915

Land Market

\$177,735

Total Market

\$3,661,650

Total Appraised+

\$3,661,650

Year

2022

Improvement Market

\$3,377,265

Land Market

\$177,735

Total Market

\$3,555,000

Total Appraised+

\$3,555,000

Year

2021

Improvement Market

\$3,364,761

Land Market

\$177,735

Total Market

\$3,542,496

Total Appraised+

\$3,542,496

Year

2020

Improvement Market

\$3,347,256

Land Market

\$177,735

Total Market

\$3,524,991

Total Appraised+

\$3,524,991

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

Exemptions / Special Appraisal

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

QUICK LINKS

[Home](#)
[My Dashboard](#)
[Create Account](#)

RESOURCES

[Forms](#)
[Interactive Maps](#)
[Calendar](#)
[Taxpayer Liaison](#)

ABOUT

[Board of Directors](#)
[Tarrant Appraisal](#)
[Review Board](#)
[Careers](#)

The next Board of Directors meeting will be Tuesday, August 12th at 9 am.

Notice of Public Hearing | 2026 Proposed Budget

These documents will be relocated to the August 12th meeting packet on the board of director's page when this banner is removed.

Account: 06191258

Address: 3200 MANSFIELD HWY

[Export Property Page](#)

Location

32°40'55.9"N 97°16'47.0"W

MPJC+V4C Forest Hill, Texas

[View larger map](#)

[Directions](#)

Little Caesars Pizza

Mariscos El Puerto
de Acapulco

O'Reilly

Jenny Beauty Supply



This map, content, and location of property is provided by Google Services.

Address: [3200 MANSFIELD HWY](#)

City: FOREST HILL

Georeference: [42371-1-2](#)

Subdivision: [TOWN & COUNTRY CORNER I ADDN](#)

Neighborhood Code: [RET-Southeast Fort Worth/Everman/Forest Hill General](#)

Latitude: 32.6821843036

Longitude: -97.2797269806

TAD Map: 2066-368

MAPSCO: TAR-092K

Property Data

Legal Description: TOWN & COUNTRY CORNER I ADDN Block 1 Lot 2

Jurisdictions:

CITY OF FOREST HILL (010)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: F1

Year Built: 2016

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Site Number: [80548210](#)

Site Name: ADVANCED AUTO PARTS / PL\$

Site Class: RETGen - Retail-General/Specialty

Parcels: 2

Primary Building Name: ADVANCED AUTO PARTS / 06191231

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 25,003

Land Acres^{*}: 0.5739

Pool: N

Notice Sent Date: 5/1/2025

Notice Value: \$115,014

Protest Deadline Date: 6/2/2025

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Property Documents

Documents

2025 Documents

[Value Notice 2025-05-01](#)

[Hearing Notice 2025-05-19](#)

[Hearing Notice 2025-06-02](#)

[Agreed Order 2025-07-14](#)

2024 Documents

Show Documents

Owner Information

Current Owner:

SHOPS AT FOREST HILL LLC

Primary Owner Address:

1546 HILTON HEAD LN

FRISCO, TX 75034

Deed Date: 8/9/2024

Deed Volume:

Deed Page:

Instrument: [D224142635](#)

Previous Owners:

Name

DYNASTY HOTEL GROUP LP

Date

1/26/2017

Instrument

[D217023766](#)

Deed Volumne

Deed Page

Name

LG WICHITA STREET LLC

Date

3/12/2015

Instrument

[D215052104](#)

Deed Volumne

Deed Page

Name

JTRN ENTERPRISES LLC

Date

3/11/2015

Instrument

[D215052103](#)

Deed Volumne

Deed Page

Name

PHAM CHRISTINE TRAN;PHAM NGOC V

Date

1/30/2004

Instrument

[D204033259](#)

Deed Volumne

0000000

Deed Page

0000000

Name

USRP T&C LP

Date

8/14/2001

Instrument

[00151480000274](#)

Deed Volumne

0015148

Deed Page

0000274

Name

USRP FUNDING 2001-A LP

Date

12/30/2000

Instrument

[00146910000442](#)

Deed Volumne

0014691

Deed Page

0000442

Name

USRP LP

Date

12/22/1998

Instrument

[00136140000275](#)

Deed Volumne

0013614

Deed Page

0000275

Name
TOWN & COUNTRY FOOD STORES

Date
1/1/1987

Instrument
[000000000000000](#)

Deed Volumne
0000000

Deed Page
0000000

\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year
2025

Improvement Market
\$0

Land Market
\$115,014

Total Market
\$115,014

Total Appraised+
\$115,014

Year
2024

Improvement Market
\$0

Land Market

\$115,014

Total Market

\$115,014

Total Appraised+

\$115,014

Year

2023

Improvement Market

\$0

Land Market

\$100,012

Total Market

\$100,012

Total Appraised+

\$100,012

Year

2022

Improvement Market

\$0

Land Market

\$75,009

Total Market

\$75,009

Total Appraised+

\$75,009

Year

2021

Improvement Market

\$0

Land Market

\$75,009

Total Market

\$75,009

Total Appraised+

\$75,009

Year

2020

Improvement Market

\$0

Land Market

\$75,009

Total Market

\$75,009

Total Appraised+

\$75,009

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

Exemptions / Special Appraisal

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

QUICK LINKS

[Home](#)

[My Dashboard](#)

RESOURCES

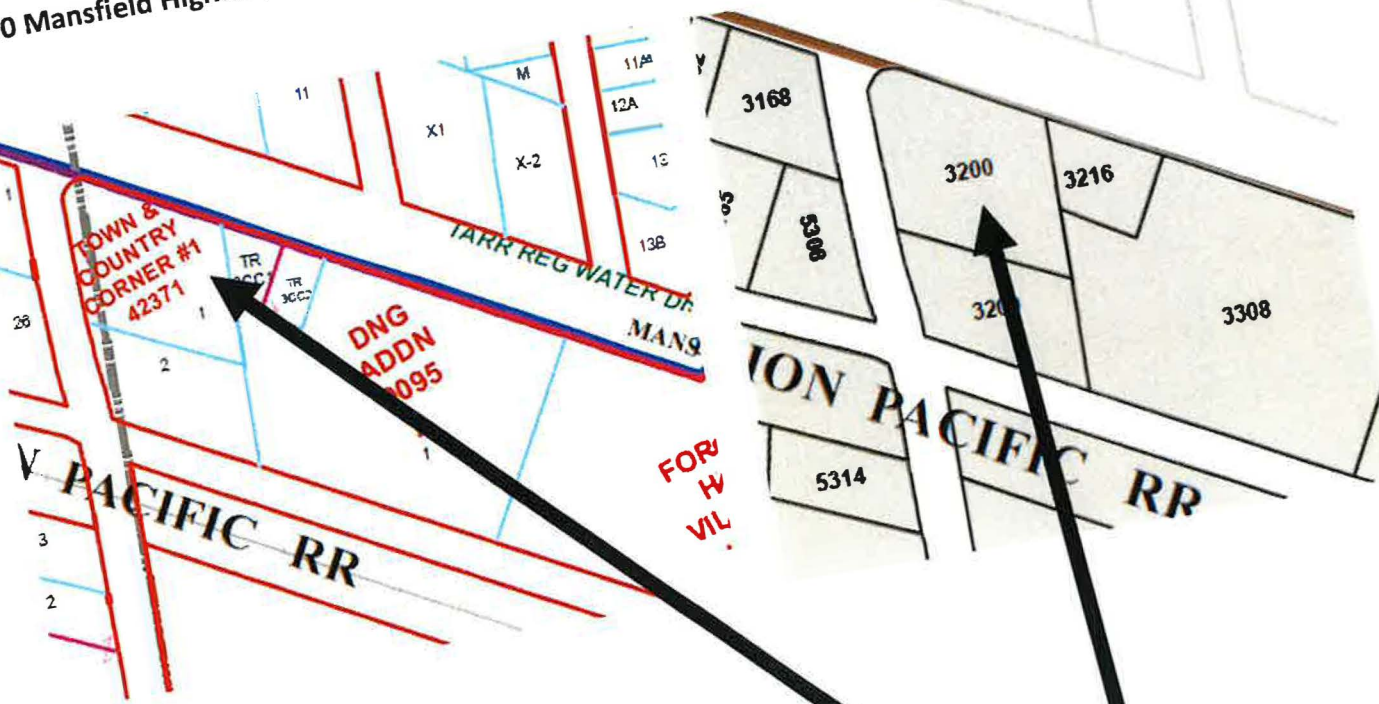
[Forms](#)

[Interactive Maps](#)

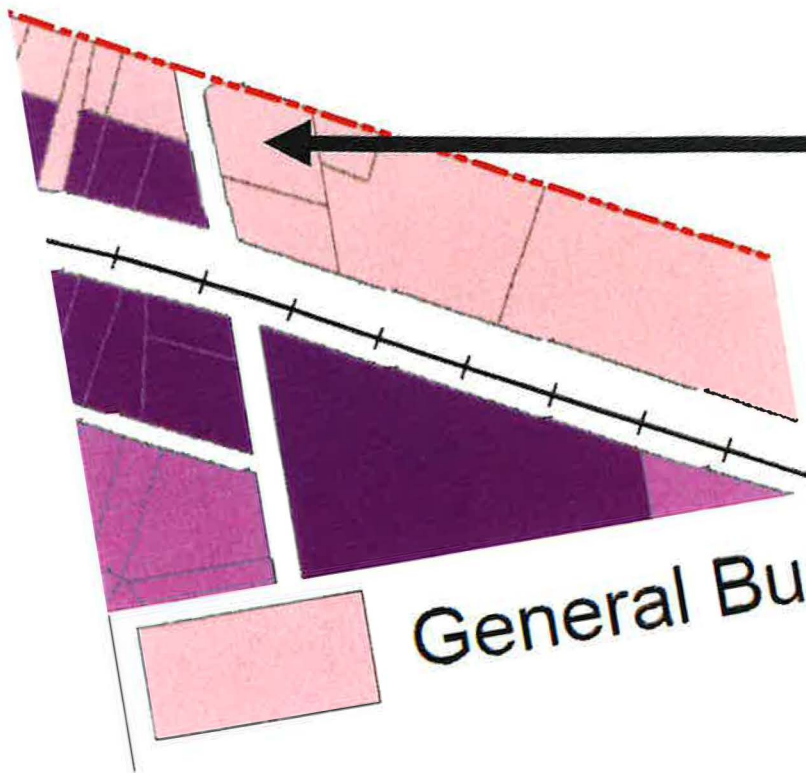
ABOUT

[Board of Directors](#)

0 Mansfield Highway



Subject property



FINAL

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT
I, RYAN K. BUCKLEY, owner of the above described land, do hereby acknowledge and dedicate to the public the right of easement and right of way over the above described land for the purpose and consideration herein expressed.

Being a duly qualified owner of the above described land, I do hereby acknowledge and dedicate to the public the right of easement and right of way over the above described land for the purpose and consideration herein expressed.

BEFORE ME, the undersigned authority, on this day personally appeared RYAN K. BUCKLEY, 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 stated.

Given under my hand and seal of office, this 20th day of August, 2023.

NOTARY PUBLIC

County, Texas

Owner, Representation for: Shops at Forest Hill LLC

Date: _____

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

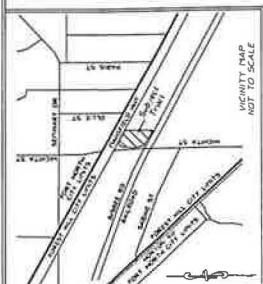
foregoing instrument, and acknowledged to me that he executed the same for the purposes and

consideration therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

NOTARY PUBLIC

County, Texas



SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
I, RYAN K. BUCKLEY, owner of the above described land, do hereby acknowledge and dedicate to the public the right of easement and right of way over the above described land for the purpose and consideration herein expressed.

BEFORE ME, the undersigned authority, on this day personally appeared RYAN K. BUCKLEY, 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 stated.

Given under my hand and seal of office, this 20th day of August, 2023.

NOTARY PUBLIC

County, Texas

Owner, Representation for: Shops at Forest Hill LLC

Date: _____

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 stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

NOTARY PUBLIC

County, Texas

Owner, Representation for: Shops at Forest Hill LLC

Date: _____

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 stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

NOTARY PUBLIC

County, Texas

Owner, Representation for: Shops at Forest Hill LLC

Date: _____

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

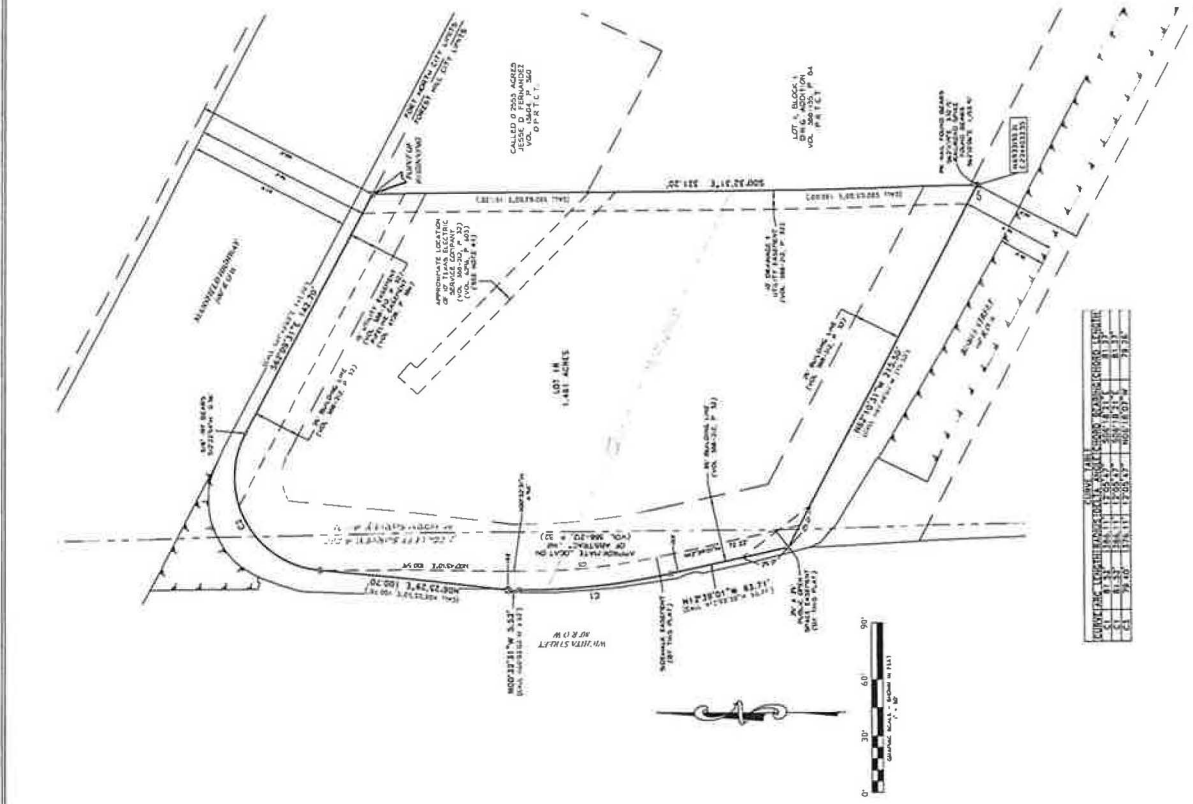
consideration therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

NOTARY PUBLIC

County, Texas

Owner, Representation for: Shops at Forest Hill LLC



COMPUTED TOTAL AREA OF LOT 18, BLOCK 1, TOWN & COUNTRY CORNER 1, BEING A REPLAT OF LOT 1 & LOT 2, BLOCK 1, AS RECORDED IN VOLUME 388-212, PAGE 32, PLAT RECORDS, TARRANT COUNTY, TEXAS

AREA	ACRES
LOT 18, BLOCK 1, TOWN & COUNTRY CORNER 1, BEING A REPLAT OF LOT 1 & LOT 2, BLOCK 1, AS RECORDED IN VOLUME 388-212, PAGE 32, PLAT RECORDS, TARRANT COUNTY, TEXAS	0.1000

OWNER'S ACKNOWLEDGMENT AND DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT
I, RYAN K. BUCKLEY, owner of the above described land, do hereby acknowledge and dedicate to the public the right of easement and right of way over the above described land for the purpose and consideration herein expressed.

BEFORE ME, the undersigned authority, on this day personally appeared RYAN K. BUCKLEY, 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 stated.

Given under my hand and seal of office, this 20th day of August, 2023.

NOTARY PUBLIC

County, Texas

Owner, Representation for: Shops at Forest Hill LLC

Date: _____

State of Texas

County of Tarrant

REPLAT OF
TOWN & COUNTRY CORNER 1
LOT 18, BLOCK 1
Being a Replat of Lot 1 & Lot 2, Block 1,
Town & Country Corner 1,
as recorded in Volume 388-212, Page 32,
Plat Records, Tarrant County, Texas
in the J. Collett Survey, A-260
& in the M. Hurn Survey, A-691
CITY OF FOREST HILL,
TARRANT COUNTY, TEXAS
MAY 28, 2023
1 Lot

RYAN K. BUCKLEY
3000 PINEFIELD HIGHWAY
FOREST HILL, TEXAS 76034
TEL: 817/441-1111
FAX: 817/441-1112
WWW.RKB-SURVEYING.COM

DATE	BY	SCALE	REVISION
08/20/2023	RKB	AS SHOWN	1

CABINET SLIDE

PAVING, GRADING, DRAINAGE & UTILITIES

FOR

RETAIL BUILDING

5301 WICHITA STREET

LOT 1A, BLOCK 1

TOWN AND COUNTRY CORNER 1

CITY OF FOREST HILL, TEXAS

OWNER/DEVELOPER

LG WICHITA STREET, LLC
2301 CEDAR SPRINGS
SUITE 200
DALLAS, TX 75201
ATTN: COY HAYNES
PH: (214) 865-6097



LOCATION MAP
N.T.S.

SHEET INDEX

COVER
FINAL PLAT
SP1 SITE PLAN
C1 DEMOLITION PLAN
C2 DIMENSION CONTROL PLAN
C3 PAVING PLAN
C4 GRADING PLAN
C5 DRAINAGE AREA MAP
C6 EROSION CONTROL PLAN
C7 UTILITY PLAN
C8 DETAILS & GENERAL NOTES
SETP-PD SAFETY END TREATMENT
CH-PW-0 CONCRETE HEADWALLS
LP1 LANDSCAPE PLAN
LP2 LANDSCAPE DETAILS
IP1 IRRIGATION PLAN
IP2 IRRIGATION DETAILS

SUBMITTALS

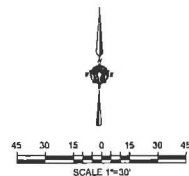
NO	DATE	COMMENTS
1	07/16/2015	FIRST CITY SUBMITTAL
2	08/11/2015	SECOND CITY SUBMITTAL

THE SEAL APPEARED ON THIS
DOCUMENT WAS AUTHORIZED BY
BYRON T. HADLEY, P.E. NO. 84037, ON
08/11/2015



VASQUEZ ENGINEERING, L.L.C.

1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration #F-12266



GENERAL NOTES

- 1) According to the F.H.A. No. 46420C0320K dated September 25, 2008, the subject property lies within Zone X (N.F.H.A.).
- 2) All boundary lines measure recorded plat bearings and distances unless otherwise shown.
- 3) The utilities shown have been located from field survey information only. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either known or unknown. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although the Surveyor does certify that they are located as accurately as possible from information available from on-the-ground measurements and available utility maps provided by the City of Forest Hill, Texas. The Surveyor has not physically located the underground utilities.
- 4) There are 10 regular parking spaces and 2 handicapped parking spaces for a total of 12 parking spaces.
- 5) The building height of 18 feet is to the top of the structure.
- 6) Benchmark City of Forest Hill Monument No. 8671 being located on the Northeast corner of Mansfield Parkway and Falls Street on the East side of Falls Street, 30 feet north of end radius in the South and of a 10 foot inlet, 1 foot off the face of the curb. Elevation 542.48.
- 7) This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
- 8) This plat does not alter or remove deed restrictions, if any, on this property.

City Secretary _____ Date _____

Mayor _____ Date _____

THE PLANNING AND ZONING COMMISSION OF FOREST HILL, TEXAS ON _____
VOTED AFFIRMATIVELY TO ADOPT THIS PLAN AND APPROVE IT FOR FILING OF RECORD.

PERMANENT ZONING CHAIRPERSON _____

ATTEST _____

PLANNING & ZONING SECRETARY _____

STATE OF TEXAS COUNTY OF TARRANT

OWNER'S ACKNOWLEDGMENT AND DEDICATION

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

Being all of Lots 1 & 2, Block 1 of TOWN AND COUNTRY CORNER I, an Addition to the City of Forest Hill, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-212, Page 32, Map Records, Tarrant County, Texas, being that same tract of land conveyed to Ngoc Vinh Pham and Christine Tran by Special Warranty Deed recorded in Document No. 0554033259, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner at the intersection of the North line of Gibbs Street (80' public right-of-way) and the East line of Wichita Street (60' public right-of-way);

Thence North 12 Degrees 08 Minutes 30 Seconds East, along the East line of said Wichita Street, a distance of 63.71 feet to a 1/2 inch iron rod found for corner, said point being in a curve to the right having a radius of 345.11 feet, a delta of 12 degrees 08 minutes 48 seconds and a chord bearing North 05 degrees 48 minutes 51 seconds West, a distance of 61.37 feet;

Thence along the East line of said Wichita Street and curve to the right, an arc distance of 81.52 feet to an "X" found for corner;

Thence North 05 degrees 03 minutes 00 seconds East, a distance of 5.57 feet to an "X" found for corner;

Thence North 06 degrees 55 minutes 00 seconds East continuing along the East line of said Wichita Street, a distance of 100.70 feet to an "X" found for corner, said point being in a curve to the right having a radius of 50.00 feet, a delta of 111 degrees 25 minutes 03 seconds and a chord bearing North 02 degrees 37 minutes 31 seconds East, a distance of 62.82 feet;

Thence along said curve to the right, an arc distance of 97.23 feet to a 1/2 inch iron rod found for corner in the Southwest line of Mansfield Highway (100' public right-of-way);

Thence South 61 Degrees 40 Minutes 00 Seconds East, along the Southwest line of said Mansfield Highway, a distance of 142.70 feet to a 1/2 inch iron rod found for corner, said point being the Northeast corner of a tract of land conveyed to Jesse O. Fernandez by Deed recorded in Volume 13604, Page 360, Deed Records, Tarrant County, Texas;

Thence South 00 degrees 03 minutes 00 seconds East along the West line of said Fernandez and passing through the common Southwest corner of said Fernandez Tract and the Northeast corner of Lot 1, Block 1 of D.N. Addison, an Addition to the City of Forest Hill, Tarrant County, Texas, according to the map recorded in Volume 380-135, Page 54, Plat Records, Tarrant County, Texas, having a total distance of 321.20 feet to a "Y" found for corner, said point being the Southwest corner of said Lot 1, Block 1, and being in the Northeast line of aforementioned Gibbs Street;

Thence North 81 degrees 41 minutes 00 seconds West along the Northeast line of said Gibbs Street, a distance of 215.50 feet to the Point of Beginning and containing 67,640 square feet or 1.4810 acres of land and thereupon herein as the subdivision to the City of Forest Hill, Texas, and whose name is submitted hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public spaces thereon shown for the purpose and consideration herein expressed.

Any public utility, including the City of Forest Hill, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, signs, signs or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat, and any public utility, including the City of Forest Hill, shall have the right at all times of ingress and egress to and from and upon said easements for the purposes of construction, reconstruction, inspection, repairing, maintaining and altering or removing all or part of its respective systems without the necessity at any time or procuring the permission of anyone.

Owner _____ Date _____

Owner _____ Date _____

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 considerations therein stated

Given under my hand and seal of office this _____ day of _____, 2015.

NOTARY PUBLIC _____
County, Texas

CERTIFICATE OF SURVEYOR STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 05/21/2015

Registered Professional Land Surveyor _____ Date _____

NOTARY CERTIFICATE STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Signature _____

LEGEND

D.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
M.B.T.C.T.	MAP RECORDS, TARRANT COUNTY, TEXAS
VOL.-PG.	VOLUME PAGE
SQ.FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
I.N.F.	1/2" IRON ROD FOUND
F.N.D.	FOUND
C.M.	CONTROL MONUMENT



TEXAS HERITAGE
SURVEYING, LLC

10010 METRIC DRIVE, SUITE 100, DALLAS, TX 75243
Office 214-340-9700 Fax 214-340-9700

kh@texasheritage.com

Firm No. 10169/3100

DATE: 05/09/2015 / JOB NO: 1062662 / DRAWN BY: MC / SCALE: 1"=30'

"REPLAT"
TOWN AND COUNTRY CORNER I
LOT 1A, BLOCK 1

BEING A REPLAT OF LOTS 1 & 2, BLOCK 1
TOWN AND COUNTRY CORNER I,
AN ADDITION TO THE CITY OF FOREST HILL,
TARRANT COUNTY, TEXAS

THIS DOCUMENT IS FILED IN
COUNTY CLERK'S FILING NUMBER
CABINET _____ SLIDE _____

DRAWN BY:
NGOC VINH PHAM & CHRISTINE TRAN
3640 E BERRY STREET
FORT WORTH, TX 76118

Form 1-22	Designed by B1W	Drawn by GRS	Checked by B1W	See drawing for title block	Date 07/02/2011
-----------	-----------------	--------------	----------------	-----------------------------	-----------------

SITE PLAN

TOWN AND COUNTRY CORNER I
CITY OF FOREST HILL, TEXAS

DEVELOPER
L G Michlia Street, LLC
2301 Cedar Springs
Suite 200
Dallas, TX 75201

ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph 972-278-2948
TX Registration # F-12266



VICINITY MAP
NOT TO SCALE

SITE SUMMARY TABLE	
Site Address	2725 MARSHFIELD HIGHWAY
City	LAUREL
Project Name	RETAIL BUILDING
Owner/Client	DE WILKINS (ARROWHILL)
Proposed use	RETAIL BUILDING
Site Area	1.410 ACRES @ \$3,640 S.F.
Building Area	10,000 S.F.
Building Height	1 story
Lot Coverage	19,000 S.F. @ \$400 = 0.19 AC
Final Area Available	16,000 S.F. @ \$3,640 = 1.12 AC
Final Proposed	RETAIL
	3,000 S.F. @ 111 SPECIFIC S.F. = 27 SPACES
	AUTOMOBILE & ACCESSORY SALES
	7,000 S.F. @ 111 SPECIFIC S.F. = 23 SPACES
Total	27 SPACES
	0.5 SPACES
Spacing Provision	0.5 SPACES
Regulatory	0.5 SPACES
Other	0.5 SPACES
Interpretation of Other	22,000 S.F. @ \$3,640 = 0.19 AC

BENCHMARK:
CITY OF KANSAS HILL COULMINI NO. 9871 BEING LOCATED AT THE NORTHEAST CORNER OF HANSFIELD PARKWAY AND PARIS STREET, 30 FEET NORTH OF END RADIUS IN THE SOUTH END OF A 10 FOOT INLET, 1 FOOT OFF THE FACE OF CURB

water.

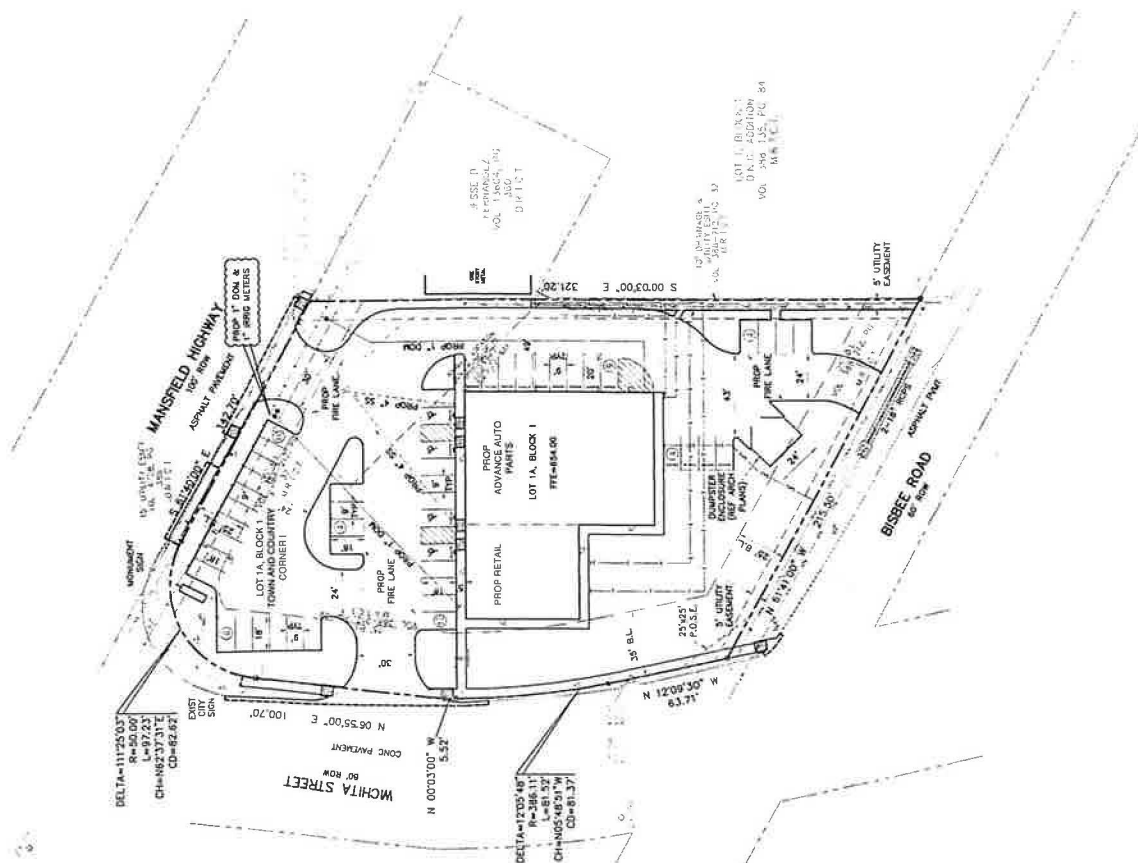
1. BOUNDARY & SPOTNOGRAPHIC BASIS ON SURVEY BY TELUS HERITAGE SURVEYING, LLC, DATED NOVEMBER 11, 2014.
2. BUILDING IS PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF BUILDING ON FACE OF CURB, UNLESS OTHERWISE NOTED.
4. ALL CURB MARKS NOT CALLED OUT ARE 2" MEASURED AT FACE OF CURB.
5. SEE SHEET C7 FOR PAVING PLAN.
6. SEE SHEET C7 FOR PAVING DETAILS AND GENERAL NOTES.

OWNER/DEVELOPER
G WICHTA STREET, LLC
2301 COTY HAYNES
ATLANTA, GEORGIA 30309
TEL 404-525-1100

ENGINEER
VASQUEZ ENGINEERING, LLC
BYRON WADLEY, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
OAKLAND, TEXAS 75042
972-278-2848 FAX
972-271-1383 TEL

OWNER/DEVELOPER
9 WICHITA STREET, LLC
ATTN: COY HAYNES
2301 CEDAR SPRINGS
SUITE 200
DALLAS, TEXAS 75201

SITE PLAN
TOWN AND COUNTRY CORNER 1
BLOCK 1, LOT 1A
1.4610 ACRES
CITY OF FOREST HILL, TEXAS
JULY 16, 2015



DATE	8 - 20
Designed by	RTN
Drawn by	QTS
Checked by	RTN
HAS 15 mgd 2" DIAMETER CONTROL WEG	
DWG 05/20/2015	

PAVING PLAN

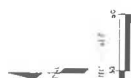
LOT 1A, BLOCK 1
TOWN AND COUNTRY CORNER 1
CITY OF FOREST HILL, TEXAS

DEVELOPER:
L G Wichita Street, LLC
2301 Cedar Springs
Suite 200
Dallas, TX 75201

10



ENGINEERING LLC
1819 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph 972-278-2948
TX Registration # F-12266

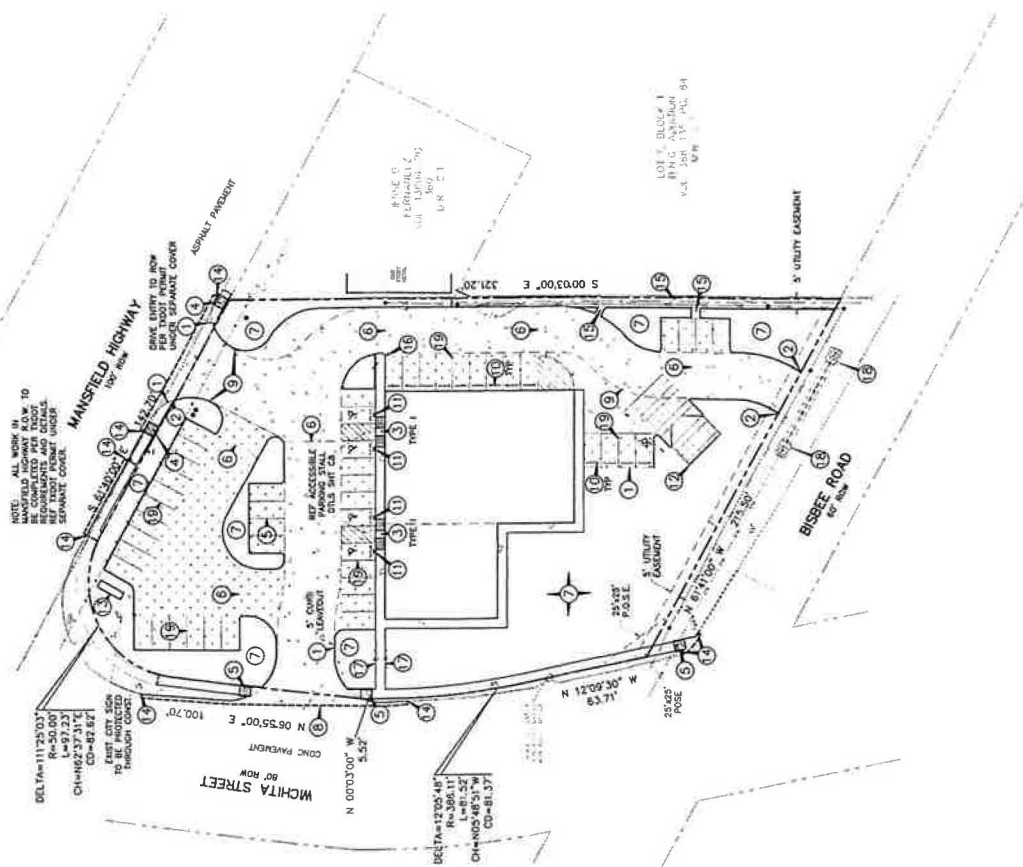
[illegible]

BENCHMARK:

ITY OF FOREST HILL MONUMENT NO. 8971 BEING LOCATED AT THE NORTHEAST CORNER OF MANSFIELD PARKWAY AND PARIS STREET, 30 FEET NORTH OF END RADIUS IN THE SOUTH END OF A 10 FOOT INLET 1 FOOT OFF THE FACE OF CURB.

BOUNDARY & TOPOGRAPHIC BASED ON SURVEY BY TEXAS HERITAGE SURVEYING, LLC, DATED NOVEMBER 14, 2014.
 1. INCLUDING 15 PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE.
 2. ALL DIMENSIONS ARE TO EDGE OF PARAPET. FACE OF BUILDING OR FACE OF CURB, UNLESS OTHERWISE NOTED.
 3. ALL CURB RADIi NOT CALLED OUT ARE 2' MEASURED AT FACE OF CURB.
 4. SEE SHEET C2 FOR PAVING PLAN.
 5. SEE SHEET C3 FOR PAVING DETAILS AND GENERAL NOTES.

PAVING NOTES:

[illegible]

Case	17-20
Assigned by	RTW
Classified by	EDS
Classified by	RTW
Revised by	EDS
Revised by	RTW
Date	05/02/2015

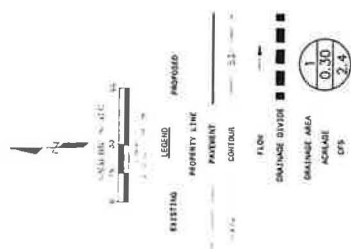
DRAINAGE AREA MAP

LOT 1A, BLOCK 1
TOWN AND COUNTRY CORNER I
CITY OF FOREST HILL, TEXAS

DEVELOPER:
L G Wichita Street, LLC
2301 Cedar Springs
Suite 200
Dallas, TX 75201



ENGINEERING LLC
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph 972-278-2948
TX Registration # F-12266



REMARKS:

1. BOUNDARY & TOPOGRAPHIC BASED ON BUREAU BY TEXAS HERITAGE SURVEYING, L.L.C. DATED NOVEMBER 19, 2011.

2. BUILDING IS PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE.

3. ALL BUILDINGS ARE TO BE IDENTIFIED, FACE OF BUILDING OR FACE OF CURB, UNLESS OTHERWISE NOTED.

4. ALL CURB MUST NOT SLOPED OUT AND 3" MEASURED AT FACE OF CURB.

5. SEE SHEET FOR PAVING DETAILS AND SIGNAL NOTES.

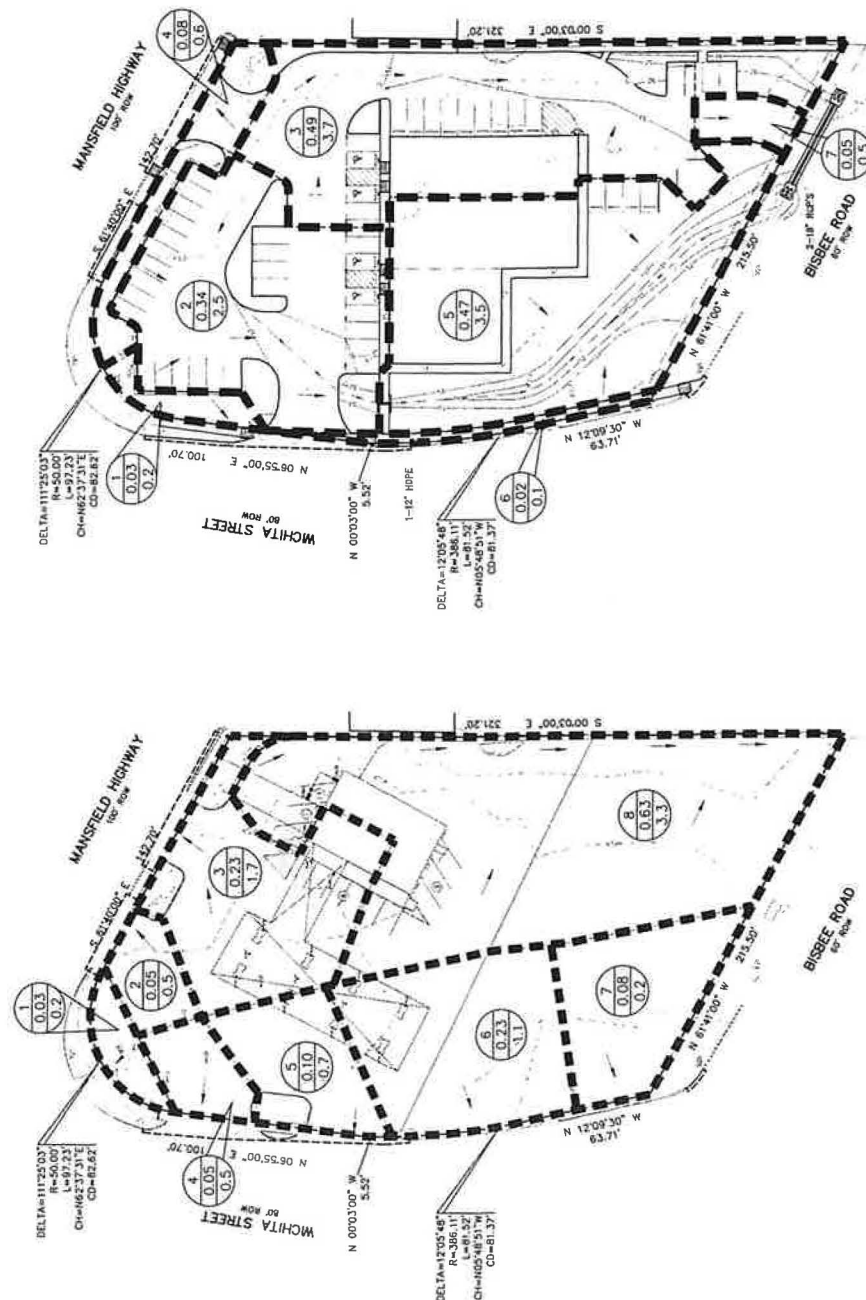
DATE	AREA ACRES	TC IN/HR	Q100 CFS	COMMENTS
1	0.03	10	8	TO WIGHTA ST
2	0.34	0.85	10	TO SIDEWALK CROSSING
3	0.18	0.85	8	TO WIGHTA ST
4	0.08	0.85	10	TO HANFIELD HWY
5	0.18	0.85	8	TO WIGHTA ST
6	0.47	0.85	10	TO DIBBLE RD ENTRANCE
7	0.02	0.85	10	TO WIGHTA ST

PRE-DEVELOPMENT DRAINAGE CALCULATIONS				
DAM	AREA AC	TC INCHES	1 CUB FEET PER INCH	1000 CFS
1	0.03	0.86	10	0.2
2	0.05	0.65	10	0.6
3	0.23	0.65	10	1.7
4	0.06	0.85	10	0.5
5	0.10	0.65	10	0.7
6	0.03	0.85	10	0.2
7	0.08	0.20	10	0.8
8	0.63	0.50	10	3.2

WEIGHTED °C:
EXISTING DRAINAGE AREAS

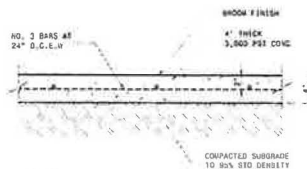
AREA 6
 $C = (10.13 \text{ AC} \times 0.30 \text{ UNDEVEL. LAND}) + (0.10 \text{ AC} \times 0.85 \text{ COMERCIAL}) / 0.23 \text{ AC}$
 $C = 0.54$

AREA 8
 $C = (15.30 \text{ AC} \times 0.35 \text{ UNDEVEL. LAND}) + (0.23 \text{ AC} \times 0.85 \text{ COMERCIAL}) / 0.63 \text{ AC}$
 $C = 0.46$



POST DEVELOPMENT DRAINAGE AREA MAP

PRE-DEVELOPMENT
DRAINAGE AREA MAP



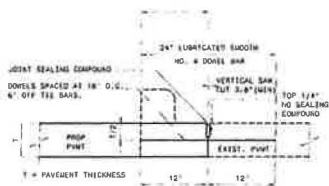
NOTES:

1. ISOLATED JOINTS AT 5' MAXIMUM SPACING.
2. EXPANSION JOINTS AT 80' MAXIMUM SPACING.
3. 2% MAXIMUM CROSS SLOPE.

ON-SITE SIDEWALK DETAIL

NTS

18" FULL DEPTH RAJOIT

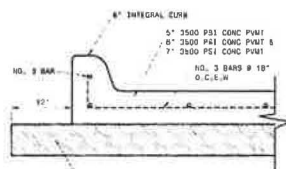


NOTES:

1. Steel bars shall be drilled into pavement horizontally by use of a mechanical rig. Drilling by hand is not acceptable and pushing steel bars into green concrete is not acceptable.

LONGITUDINAL BUTT JOINT

NTS



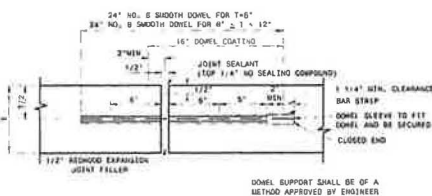
1. SCAFFOLD AND RECOMPACT SUBGRADE COMPACTED TO AT LEAST 95% STD PROCTOR DENSITY (ASTM D1557) WITHIN 1\"/>

NOTES:

1. PAVEMENT AND SUBGRADE RECOMMENDATIONS PER GEOTECHNICAL REPORT PREPARED BY TOWN-ENGINE ENGINEERS, INC., PROJECT NO. 19-83-RD, DATED 08/03/2018.
2. CONCRETE PAVEMENT TO BE AIR-ENTRAINED WITH 5 ± 1.5 PERCENT.
3. SAW JOINTS TO BE A 15' O.C. MAX.
4. EXPANSION JOINTS TO BE AS NOTED ON PLAN.
5. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

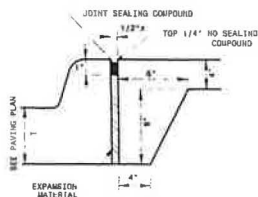
ON-SITE CONCRETE PVMT SECTION

NTS



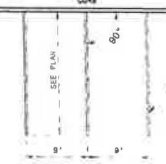
EXPANSION JOINT

NTS



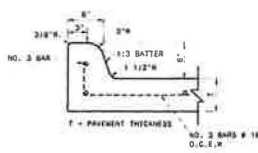
SIDEWALK/CURB DETAIL

NTS



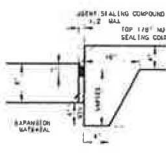
STANDARD PARKING STALL DETAIL

NTS



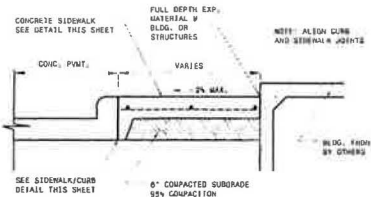
INTEGRAL CURB

NTS



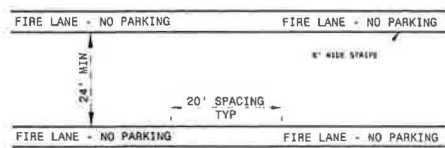
SIDEWALK/PAVEMENT DETAIL

NTS



SIDEWALK ADJACENT TO CURB DETAIL

NTS

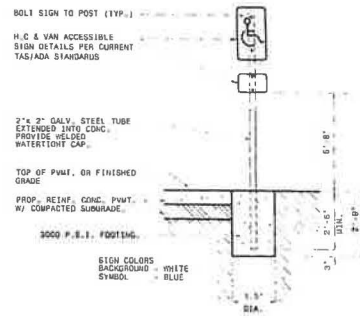


FIRE LANE STRIPING DETAIL

NTS

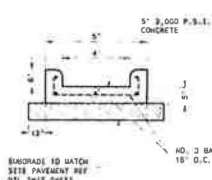
FIRE LANE NOTES:

1. STRIPES SHALL BE SEVERE SHOULDER WIDE PAINTED 'TRAFFIC RED'. PAINT TO BE PER CITY SPECIFICATIONS.
2. LETTERS SHALL BE FOUR(4) INCHES HIGH PAINTED 'TRAFFIC WHITE'. PAINT TO BE PER CITY SPECIFICATIONS.
3. STRIPES MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
4. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.
5. COORDINATE WITH CITY FIRE DEPARTMENT PRIOR TO STRIPING.



ACCESSIBLE SIGN DETAIL

NTS

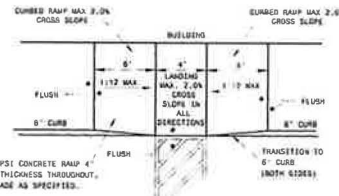


CONCRETE FLUME DETAIL

NTS

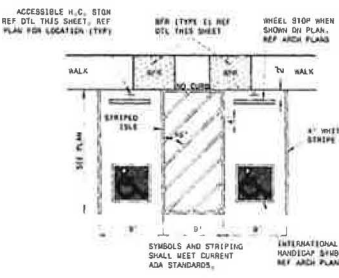
GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH THE PLANS AND SPECIFICATIONS FOR THIS PROJECT, THE PROJECT AREA, AND ALL CODES, REGULATIONS OR LAWS APPLICABLE TO THE PROJECT.
2. ALL CONSTRUCTION SHALL BE PER CITY OF STANDARDS FOR CONSTRUCTION.
3. OWNER SHALL DESIGNATE A STAGING AREA FOR THE CONTRACTOR. NO STORAGE OF EQUIPMENT OR MATERIALS SHALL BE PERMITTED WITHOUT PERMISSION OF THE OWNER.
4. CONTRACTOR SHALL MAINTAIN THE SITE IN A NEAT AND ORDERLY FASHION AND DISPOSE OF EXCESS MATERIALS AND DEBRIS BY LEGAL MEANS OFF SITE. NO DEBRIS SHALL BE BURIED ON SITE.
5. WORK IN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC FLOW IN A SAFE MANNER IN ACCORDANCE WITH CITY REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROPRIATE PERMITS AND FOR PROVIDING ALL NECESSARY WARNING AND SAFETY DEVICES AS REQUIRED BY THE CITY OR TxDOT.
6. UTILITIES SHOWN ARE AT APPROXIMATE LOCATIONS BASED ON AVAILABLE PLANS AND NOT ALL UTILITIES MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE CITY AND ENGINEER OF POTENTIAL CONFLICTS WITH THE PLANS PRIOR TO CONSTRUCTION.
7. ALL DIMENSION SHOWN ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, OR CENTERLINE OF PIPE/CHANNEL UNLESS OTHERWISE NOTED.
8. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES AND SITE FEATURES DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED UTILITIES OR SITE FEATURES TO A LIKE NEW CONDITION AT CONTRACTORS EXPENSE PRIOR TO FINAL APPROVAL OF THE CONSTRUCTION BY OWNER.



BARRIER FREE RAMP TYPE I

NTS

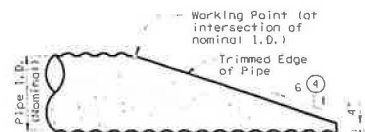


ACCESSIBLE PARKING DETAIL

NTS

VASQUEZ ENGINEERING L.L.C. 1918 S Shiloh Road Suite 440, LB 44 Garland, Texas 75042 Phone: (972) 261-1288 TX Registration # F-12289	
DEVELOPER: L.G. Wachter Steel, LLC 2301 Cedar Springs Suite 200 Dallas, TX 75201	
DETAILS AND GENERAL NOTES LOT 1A BLOCK 1 TOWN AND COUNTRY CORNER I CITY OF FOREST HILL, TEXAS	
Scale: 1" = 1'-0" Drawing No: 19-83-RD Revision: 0003 Checked By: BTW Date: 04/02/2019	SHEET C8

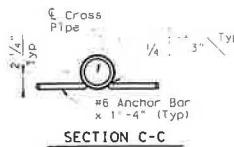
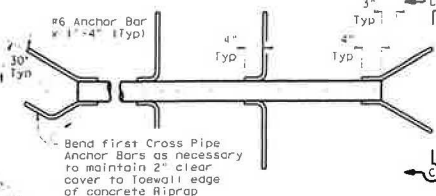
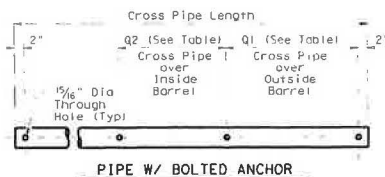
DISCLAIMER: This document is intended to provide information only. It is not a contract. The user of this document is responsible for obtaining the necessary permits and for complying with all applicable laws and regulations. The user of this document is also responsible for obtaining the necessary insurance and for protecting the public from any potential hazards.



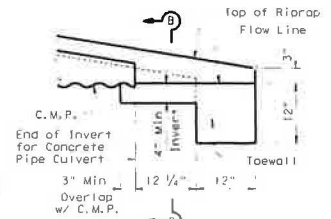
NOTE: All Cross Pipes, calculations, and dimensions are based on the pipe culverts mitered as shown in this detail. Alternate styles of mitered ends will require that appropriate adjustments be made to the values presented on this standard.

SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

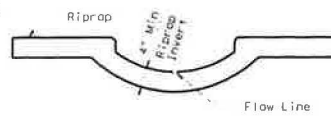
(Showing Corrugated Metal Pipe Culvert.)
(Details at Concrete Pipe Culvert are similar.)



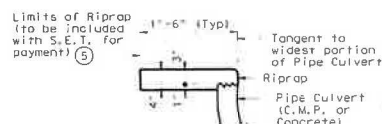
CROSS PIPE DETAILS



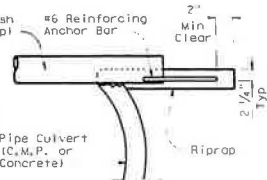
(Showing Invert with Corrugated Metal Pipe Culvert. Concrete Pipe Culvert details are similar. Cross Pipes not shown for clarity.)



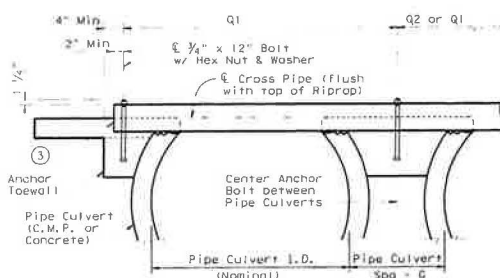
(Cross Pipes not shown for clarity.)



SHOWING TYPICAL PIPE CULVERT & RIPRAP



SHOWING CROSS PIPE WITH ANCHOR BAR



SHOWING CROSS PIPE WITH BOLTED ANCHOR

SECTION A-A

Nominal Culvert I.D.	Conc Riprap (CY) ⑥	Pipe Culvert Spa ~ G	Single Barrel ~ Q1	Multi-Barrel ~ Q1	Q2	Conditions for use of Cross Pipes	Cross Pipe Size
12"	0.6	9"	N/A	2' x 1'	1' x 9"	3 or more Pipe Culverts	3" Std (3,500" O.D.)
15"	0.7	11"	N/A	2' x 5'	2' x 2"		
18"	0.8	1' x 2"	N/A	2' x 10'	2' x 8"		
21"	0.9	1' x 4"	N/A	3' x 2'	3' x 1'		
24"	0.9	1' x 7"	N/A	3' x 5'	3' x 7"	3 or more Pipe Culverts	3 1/2" Std (4,000" O.D.)
27"	1.0	1' x 8"	N/A	3' x 10'	3' x 11"		
30"	1.1	1' x 10"	N/A	4' x 2'	4' x 4"		
33"	1.2	1' x 11"	4' x 2'	4' x 5'	4' x 8"		
36"	1.3	2' x 1'	4' x 5'	4' x 9'	5' x 1'	All Pipe Culverts	4" Std (4,500" O.D.)
42"	1.5	2' x 4'	4' x 11'	5' x 5'	5' x 10"		
48"	1.7	2' x 7'	5' x 5'	6' x 0'	6' x 7"		
54"	2.0	3' x 0'	5' x 11'	6' x 9'	7' x 6"		
60"	2.2	3' x 3'	6' x 5'	7' x 4'	8' x 3"	All Pipe Culverts	5" Std (5,563" O.D.)
66"	2.4	3' x 3'	6' x 11'	7' x 10'	8' x 9"		
72"	2.7	3' x 4'	7' x 5'	8' x 5'	9' x 4"		

- The proper installation of the first Cross Pipe is critical for vehicle safety. The top of the first Cross Pipe must be placed at or no more than 6" above the flow line.
- Size of Cross Pipes, except the first bottom pipe, shall be as shown in the PIPE SIZE table. The first bottom pipe shall be 3 1/2" Standard Pipe (4" O.D.).
- The third Cross Pipe from the bottom of the Culvert shall always be installed using a bolted connection. Care shall be taken to ensure that Riprap concrete does not flow into the Cross Pipe so as to permit disassembly of the bolted connection to allow cleanout access. At the Contractor's option, all other Cross Pipes may also be installed using the bolted connection details.
- Match Cross Slope as shown elsewhere in the plans. Cross Slope of 6:1 or flatter is required for vehicle safety.
- Riprap placed beyond the limits shown will be paid as Concrete Riprap in accordance with Item 432, "Riprap".
- Quantities shown are for one end of one reinforced Concrete Pipe Culvert. For multiple pipe culverts or for Corrugated Metal Pipe Culverts, quantities will need to be adjusted. Riprap quantities are for Contractor's information only.

GENERAL NOTES:

Cross Pipes are designed for a traversing load of 10,000 pounds or yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the Cross Pipes.

Riprap and all necessary inverts shall be Concrete Riprap conforming to the requirements of Item 432, "Riprap".

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

Payment for riprap and toewall is included in the Price Bid for each Safety End Treatment.

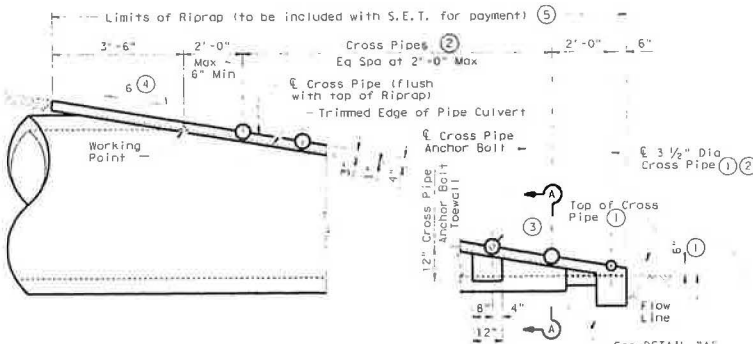
Cross Pipes shall conform to the requirements of ASTM A53 (Type E or S, Grade B), ASTM A500 (Grade B), or API 5LX52.

Boils and nuts shall conform to ASTM A307.

All steel components, except concrete reinforcing, shall be galvanized after fabrication. Galvanizing damaged during transport or construction shall be repaired in accordance with the specifications.

Texas Department of Transportation
SAFETY END TREATMENT
FOR 12" DIA TO 72" DIA
PIPE CULVERTS
TYPE II - PARALLEL DRAINAGE

SETP-PD



SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

(Showing Concrete Pipe Culvert.)
(Details at Corrugated Metal Pipe Culvert are similar.)

DATE
FILE

THIS STANDARD IS BASED ON THE TEXAS ENGINEERING PRACTICE ACT. THE REVISIONS OF THIS STANDARD ARE MADE BY THE TEXAS BOARD OF ENGINEERING EXAMINERS. THE BOARD OF ENGINEERING EXAMINERS IS NOT RESPONSIBLE FOR THE CONSEQUENCES OF ANY VIOLATION OF THIS STANDARD.

DATE
FILE

TABLE OF VARIABLE DIMENSIONS
AND QUANTITIES FOR ONE HEADWALL ④

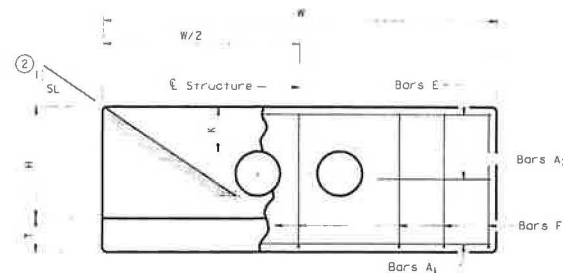
SLOPE DIP OF PIPER	Values for one Pipe			Values to be added for each add'l Pipe		
	W	Reinf (Lbs)	Conc (CY)	W	Reinf (Lbs)	Conc (CY)
12"	9'-0"	122	1.1	1'-9"	15	0.2
15"	10'-3"	136	1.3	2'-2"	16	0.2
18"	11'-6"	163	1.5	2'-8"	19	0.3
21"	12'-9"	200	1.8	3'-1"	31	0.4
24"	14'-0"	217	2.1	3'-7"	34	0.4
27"	15'-3"	254	2.4	3'-11"	37	0.5
30"	16'-6"	272	2.7	4'-4"	40	0.6
33"	17'-9"	314	3.1	4'-8"	43	0.6
36"	19'-0"	371	3.9	5'-1"	46	0.8
42"	21'-6"	442	4.9	5'-10"	52	1.0
48"	25'-0"	569	6.4	6'-7"	59	1.3
54"	27'-6"	701	7.5	7'-6"	82	1.6
60"	30'-0"	794	8.8	8'-3"	90	1.8
66"	32'-6"	894	10.2	8'-9"	96	2.0
72"	35'-0"	1055	11.7	9'-4"	103	2.3
12"	13'-0"	175	1.6	1'-9"	14	0.2
15"	14'-9"	193	1.9	2'-2"	17	0.2
18"	16'-6"	220	2.2	2'-8"	19	0.3
21"	18'-3"	299	2.6	3'-1"	31	0.4
24"	20'-0"	323	3.0	3'-7"	33	0.4
27"	21'-9"	371	3.5	3'-11"	37	0.5
30"	23'-6"	415	4.0	4'-4"	40	0.5
33"	25'-3"	469	4.6	4'-8"	43	0.6
36"	27'-0"	556	5.7	5'-1"	46	0.8
42"	30'-6"	675	7.1	5'-10"	52	1.0
48"	35'-6"	837	9.2	6'-7"	59	1.3
54"	39'-0"	1015	11.0	7'-6"	84	1.6
60"	42'-6"	1171	12.9	8'-3"	91	1.8
66"	46'-0"	1298	14.9	8'-9"	98	2.0
72"	49'-6"	1561	17.1	9'-4"	103	2.3
12"	17'-0"	229	2.0	1'-9"	15	0.2
15"	19'-3"	266	2.4	2'-2"	17	0.2
18"	21'-6"	308	2.9	2'-8"	19	0.3
21"	23'-9"	382	3.5	3'-1"	31	0.3
24"	26'-0"	430	3.9	3'-7"	34	0.4
27"	28'-3"	486	4.7	3'-11"	37	0.5
30"	30'-6"	539	5.2	4'-4"	40	0.6
33"	32'-9"	603	6.0	4'-8"	42	0.6
36"	35'-0"	738	7.5	5'-1"	47	0.8
42"	39'-6"	891	9.3	5'-10"	52	1.0
48"	46'-0"	1102	12.1	6'-7"	61	1.3
54"	50'-6"	1364	14.4	7'-6"	84	1.6
60"	55'-0"	1547	16.9	8'-3"	91	1.8
66"	59'-6"	1741	19.5	8'-9"	98	2.0
72"	64'-0"	2069	22.4	9'-4"	102	2.3
12"	25'-0"	336	3.0	1'-9"	14	0.2
15"	28'-3"	384	3.6	2'-2"	17	0.2
18"	31'-6"	452	4.2	2'-8"	19	0.3
21"	34'-9"	501	5.1	3'-1"	31	0.4
24"	38'-0"	644	5.8	3'-7"	34	0.4
27"	41'-3"	733	6.9	3'-11"	37	0.5
30"	44'-6"	807	7.7	4'-4"	39	0.6
33"	47'-9"	912	8.9	4'-8"	44	0.6
36"	51'-0"	1108	11.0	5'-1"	48	0.8
42"	57'-6"	1318	13.7	5'-10"	54	1.0
48"	67'-0"	1674	17.9	6'-7"	59	1.3
54"	73'-6"	2064	21.3	7'-6"	83	1.6
60"	80'-0"	2343	24.9	8'-3"	89	1.8
66"	86'-6"	2635	28.9	8'-9"	96	2.0
72"	93'-0"	3123	33.1	9'-4"	101	2.3

TABLE OF
CONSTANT DIMENSIONS

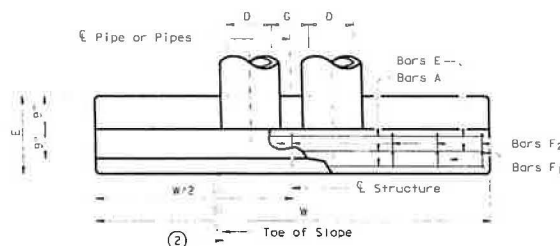
DIAG. NO.	G	K	H	T	E
12"	9"	1'-0"	2'-8"	9"	1'-9"
15"	11"	1'-0"	2'-11"	9"	1'-9"
18"	1'-2"	1'-0"	3'-2"	9"	1'-9"
21"	1'-4"	1'-0"	3'-5"	9"	2'-0"
24"	1'-7"	1'-0"	3'-8"	9"	2'-0"
27"	1'-8"	1'-0"	3'-11"	9"	2'-3"
30"	1'-10"	1'-0"	4'-2"	9"	2'-3"
33"	1'-11"	1'-0"	4'-5"	9"	2'-6"
36"	2'-1"	1'-0"	4'-8"	1'-0"	2'-6"
42"	2'-4"	1'-0"	5'-2"	1'-0"	2'-9"
48"	2'-7"	1'-3"	5'-11"	1'-0"	3'-0"
54"	3'-0"	1'-3"	6'-5"	1'-0"	3'-3"
60"	3'-3"	1'-3"	6'-11"	1'-0"	3'-6"
66"	3'-3"	1'-3"	7'-5"	1'-0"	3'-9"
72"	3'-4"	1'-3"	7'-11"	1'-0"	4'-0"

TABLE OF
REINFORCING STEEL ④

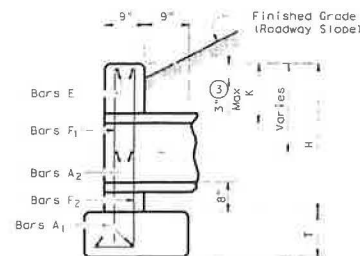
Bar	Size	Spa	No.
A1	#5	-	2
A2	#5	1'-6"	-
E	#5	-	2
F	#5	1'-0"	-



ELEVATION



PLAN OF NON-SKEWED PIPES



SECTION

GENERAL NOTES:
Designed according to AASHTO LRFD Specifications.
Reinforcing steel shall be placed with the center of the outside layer of bars 2" from the surface of the concrete.
All reinforcing steel shall be Grade 60.
All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.
No bridge rails of any type may be mounted directly to these culvert headwalls.

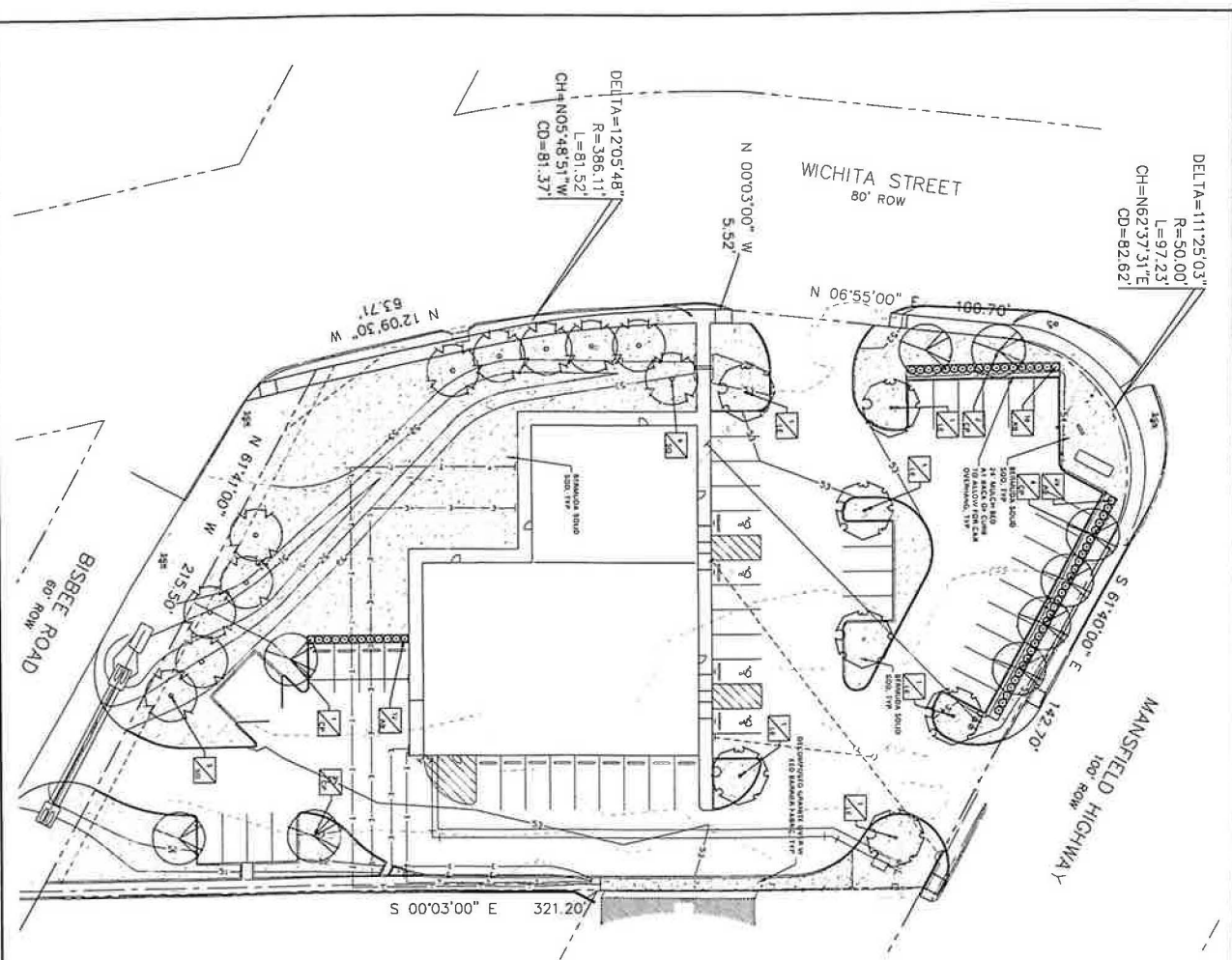
Texas Department of Transportation
Bridge Division
Standard

CONCRETE HEADWALLS
WITH PARALLEL WINGS FOR
NON-SKEWED PIPE CULVERTS

CH-PW-0



- Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.
- Indicated slope is perpendicular to centerline Pipe or Pipes.
- For vehicle safety, curbs shall project no more than 3" above finished grade. Curb heights shall be reduced, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
- Quantities shown are for one structure and only (one headwall).



LANDSCAPE MATERIALS TO BE USED	LANDSCAPE
1. A minimum of 10% of the total planting area shall be planted with native plants and shrubs.	PROPOSED
2. A minimum of 10% of the total planting area shall be planted with native plants and shrubs.	PROPOSED
3. A minimum of 10% of the total planting area shall be planted with native plants and shrubs.	PROPOSED
4. A minimum of 10% of the total planting area shall be planted with native plants and shrubs.	PROPOSED
5. A minimum of 10% of the total planting area shall be planted with native plants and shrubs.	PROPOSED
6. A minimum of 10% of the total planting area shall be planted with native plants and shrubs.	PROPOSED
7. A minimum of 10% of the total planting area shall be planted with native plants and shrubs.	PROPOSED
8. A minimum of 10% of the total planting area shall be planted with native plants and shrubs.	PROPOSED
9. A minimum of 10% of the total planting area shall be planted with native plants and shrubs.	PROPOSED
10. A minimum of 10% of the total planting area shall be planted with native plants and shrubs.	PROPOSED

PLANT SCHEDULE

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
9	CE	Pinus strobus	12" x 12"	Pinus strobus
1	SO	Quercus sp.	12" x 12"	Quercus sp.
59	AB	Artemisia tridentata	12" x 12"	Artemisia tridentata

LANDSCAPE PLAN

LOT 1A, BLOCK 1
TOWN AND COUNTRY CORNER I
CITY OF FOREST HILL, TEXAS

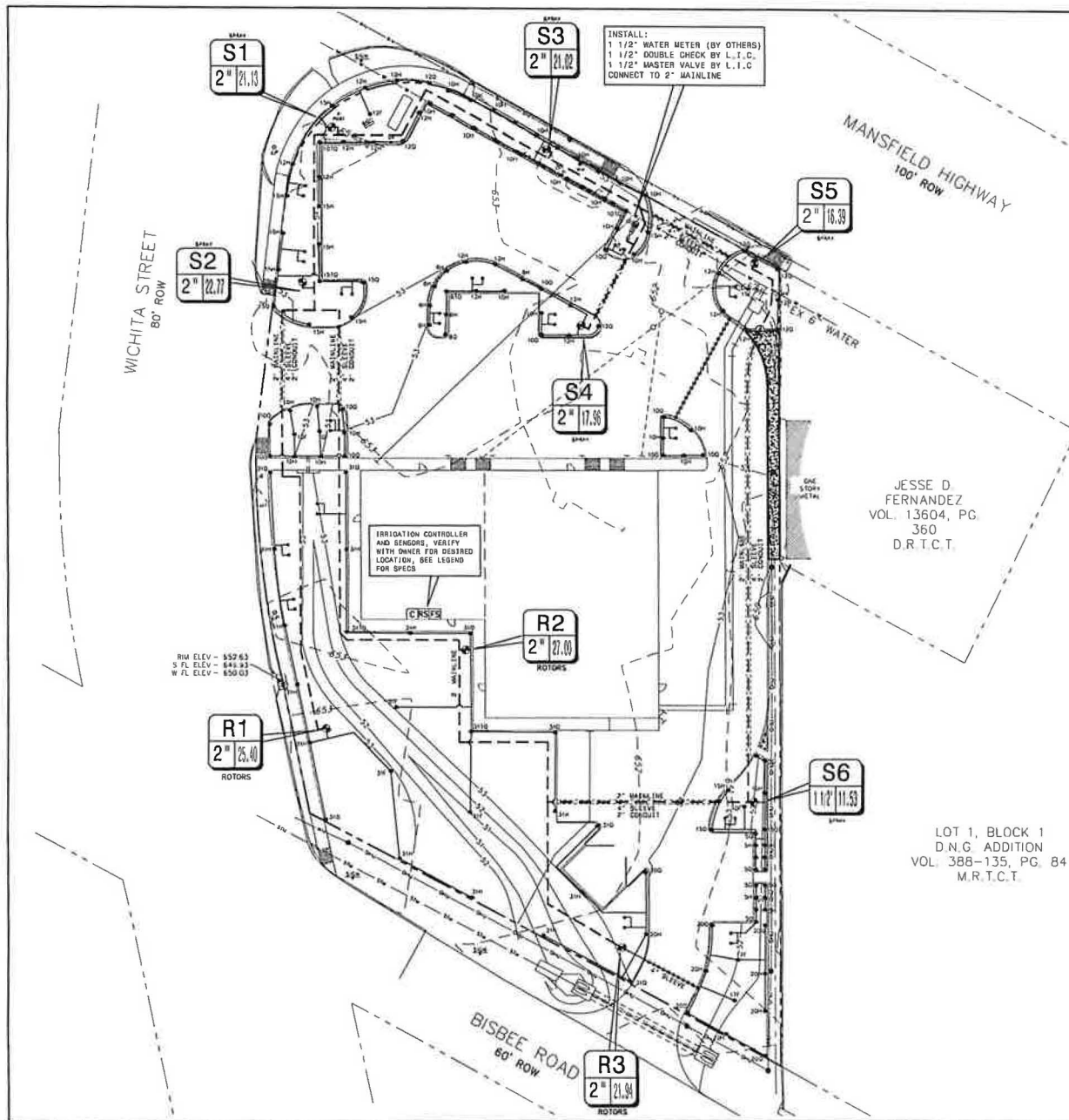
DEVELOPER:
L.C. Wichita Street, LLC
2301 Cedar Springs
Suite 200
Dallas, TX 75201

DATE: 06/24/2016

DESIGNED BY: AWR
DRAWN BY: AWR
CHECKED BY: AWR

SCALE: 1" = 20'

SHEET: LP1



SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
•	MPR SERIES SPRAY NOZZLES	RAINBIRD	5, 8, 10, 12, 15 SERIES
•	SSOD SERIES ROTOR	RAINBIRD	31' RADIUS W/30 NOZZLES
*	MPR SERIES STREAM BUBBLER	RAINBIRD	50-B
⊕	REVOTE CONTROL VALVE	RAINBIRD	PEB/PCSB WITH PRS-DIAL SIZED AS SHOWN
⊕	MASTER CONTROL VALVE	RAINBIRD	GB SERIES BRASS 200-GB (2")
⊕	DOUBLE CHECK	FEBCO	850

Ⓜ	LOCATION OF IRRIGATION METER (BY OTHERS)	
Ⓢ	CONTROLLER	RAINBIRD ESP-1X MODULAR SERIES WITH ET MANAGER CARTRIDGE
---	MAINLINE PIPING	REFER TO PLAN SCH. 40 PVC, SIZED AS SHOWN
---	LATERAL PIPING	REFER TO PLAN CLASS 200 PVC, SIZED AS SHOWN
---	4" SLEEVE	REFER TO PLAN SCH. 40 PVC, SIZED AS SHOWN
S1	VALVE STATION #	
2"	VALVE SIZE	
20.0	CPM	

LOCATION OF IRRIGATION EQUIPMENT

THIS DESIGN IS DIAGNOSTIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. ON IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.



IRRIGATION PLAN PREPARED BY:
MORRISON DESIGN GROUP
 5 MEADOW CREEK COURT
 TROPHY CLUB, TEXAS 76262
 Phone: 817-403-5151
 TX LI #0537

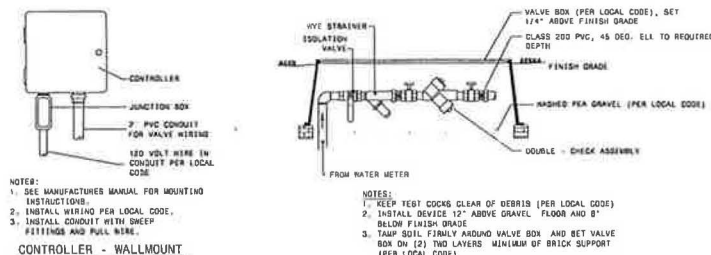
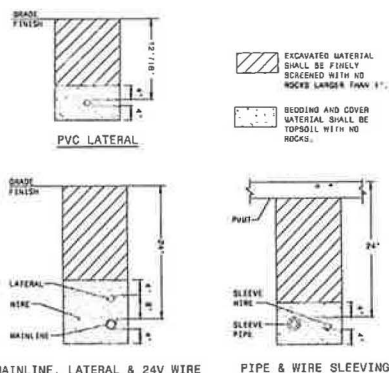
VASQUEZ ENGINEERING, L.L.C. 1919 S. Shiloh Road Suite 440, LB 44 Garland, Texas 75042 Ph. 972-276-2948 TX Registration # T-12260	
DEVELOPER: L.G. Wichita Street, LLC 2301 Cedar Springs Suite 200 Dallas, TX 75201	IRRIATION PLAN LOT 1A, BLOCK 1 TOWN AND COUNTRY CORNER I CITY OF FOREST HILL, TEXAS
SHEET IP1	Scale: 1" = 30' Date: 11/11/2011 Drawn By: JMM Checked By: JMM Date: 11/11/2011

IRRIGATION NOTES

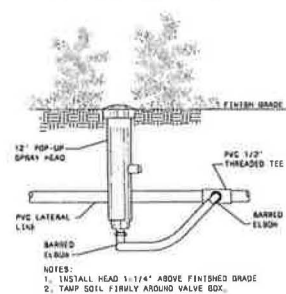
1. IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), P.O. BOX 13087, AUSTIN, TX 78711-3087. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A TEXAS LICENSED IRRIGATOR, AS REGULATED BY THE TCEQ.
2. CONTRACTOR TO CONTACT PROPER AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC AND REPRESENTS THE INTENT OF THE WORK TO BE INSTALLED. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. ACTUAL LAYOUT OF PIPING, SPRINKLER HEADS, VALVES, CONTROLLER AND RELATED EQUIPMENT SHALL BE DETERMINED ON-SITE. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES - THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES AND MAKE THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE IRRIGATION SYSTEM AS DESIGNED. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
5. THE IRRIGATION CONTRACTOR WILL SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN.
6. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES AS PER LOCAL AND GOVERNING AUTHORITIES AND THE NATIONAL ELECTRICAL CODE AND ITS GOVERNING AUTHORITIES.
7. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 60 PSI. IF STATIC WATER PRESSURE IS LESS THAN STATED, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER IN WRITING. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT THE APPROVAL OF THE IRRIGATION DESIGNER, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY OF ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED.

8. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR 'IRRIGATION WIRE'. EACH CONTROLLER TO HAVE A DIFFERENT COLOR STATION AND COMMON WIRE. TWO (2) SPARE GROUND WIRES SHALL BE INSTALLED FROM CONTROLLER TO THE FARTHEST VALVE IN EACH DIRECTION.
 - * STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
 - * COMMON WIRE - WHITE
 - * EXTRA COMMON WIRES - BLUE
9. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
10. EACH VALVE TO RECEIVE A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG. THIS NUMBER TO CORRESPOND TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER.
11. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 10 INCH ROUND VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLER VALVES.
12. USE SCHEDULE 80 RIGID PVC SWING JOINTS WITH MARLEX 90 DEGREE ELLS FOR ALL QUICK COUPLER CONNECTIONS.
13. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
14. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC...
15. ALL SPRAY BOXES SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 1/2 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #755 SOLVENT AND #P-70 PRIMER.
16. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
17. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.

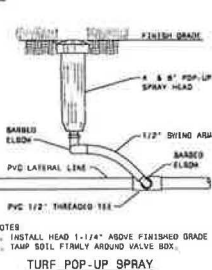
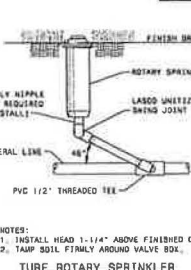
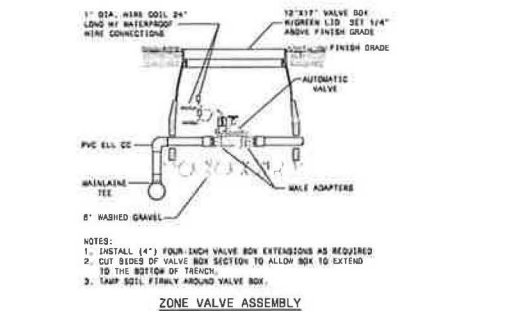
18. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF TWO INCHES (MINIMUM) FROM THE EDGE OF ANY HARDSCAPE UNLESS OTHERWISE SPECIFIED.
19. ALL SPRINKLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC...
20. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
21. CONTRACTOR SHALL NOT DISTURB ROOTS OF EXISTING TREES. THERE SHALL BE NO MACHINE TRENCHING BELOW THE DRIPLINE OF EXISTING TREES.
22. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS.
23. CLEAN UP: DURING IRRIGATION PREPARATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION. ALL EXCAVATED MATERIALS NOT USED IN BACKFILL WILL BE DISPOSED OF LEGALLY OFF THE PROJECT SITE.
24. THE IRRIGATION CONTRACTOR SHALL LAMINATE A COLOR-CODED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER TO DISPLAY WHICH VALVES COVER WHICH AREAS, AND WHAT ZONE NUMBER THAT THE RESPECTIVE VALVE IS.
25. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
 - A) (2) QUICK COUPLER KEYS
 - B) (1) CONTROLLER MANUAL
 - C) (2) CONTROLLER KEYS
 - D) IRRIGATION SYSTEM AS-BUILTS (AS MANY COPIES AS REQUESTED) DETAILING ACTUAL FIELD LOCATIONS OF MAJOR IRRIGATION COMPONENTS AS WELL AS WIRE SPLICE BOXES.
26. WARRANTY: THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.



BACKFLOW PREVENTER



SHRUB POP-UP SPRAY



IRRIGATION PLAN PREPARED BY:
MORRISON DESIGN GROUP
 5 MEADOW CREEK COURT
 TROPHY CLUB, TEXAS 76262
 Phone: 817-905-5154
 TX LI #8557

IRRIGATION DETAILS
 LOT 1A, BLOCK 1
 TOWN AND COUNTRY CORNER I
 CITY OF FOREST HILL, TEXAS

SHEET
IP2

VASQUEZ ENGINEERING L.L.C.
 1919 S. Shiloh Road
 Suite 440, LB 44
 Garland, Texas 75042
 Phone: 972-261-1111
 TX Registration # F-12268

DEVELOPER
 L.G. Wichita Street, LLC
 2301 Cedar Springs
 Suite 200
 Dallas, TX 75201

NOTES:
 1. SEE MANUFACTURER'S MANUAL FOR MOUNTING INSTRUCTIONS.
 2. INSTALL WIRING PER LOCAL CODE.
 3. INSTALL CONDUIT WITH SWEET FITTINGS AND RACE. N.E.

NOTES:
 1. INSTALL HEAD 1-1/4" ABOVE FINISHED GRADE.
 2. TAMP SOIL FIRMLY AROUND VALVE BOX.

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Memorandum

To: Venus Wehle
From: Greg D. Saunders
cc: FOR 25007
Date: July 29, 2025
RE: Town and Country Corner I Lot 1R Block 1 Replat 2nd Review

Venus,

I have reviewed the replat submittal for the above referenced project and recommend its approval.

If you have questions or require additional information, please don't hesitate to contact me.



Greg D. Saunders





August 18, 2025

Commercial Recorder

ATTN: Legal Notices

Via email: recorder@flash.net; commercialrecorder@gmail.com

Dear Sir or Madam:

Please publish the following Legal Notice in the **Friday, August 22, 2025** edition of the *Commercial Recorder*. This notice will run for one day only. The invoice may be sent to the City of Forest Hill Planning Department for processing at 3219 California Parkway, Forest Hill, TX 76119.

Legal Notice
Notice of Public Hearings

The Forest Hill Planning and Zoning Commission will hold the first of two Public Hearings on Monday, September 8, 2025 at 6:00 pm in the Forest Hill Council Chambers, located at 3219 California Parkway, Forest Hill, TX 76119. The Forest Hill City Council will conduct the second Public Hearing on these matters on Tuesday, September 16, 2025 at 6:00 pm in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the request is available at Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119 or any other information may be acquired by calling (817) 568-3009.

1. Case #2025-07: To receive citizen's comments regarding a request for a Re-Plat of property currently identified as Lot 1 and Lot 2, Block 1 of the Town & Country Corner Addition in the City of Forest Hill, Tarrant County, Texas. The zoning of the property is GB (General Business) and will remain GB (General Business). The proposed legal description of the property would be Block 1, Lot 1R of the Town & Country Corner I Addition in the City of Forest Hill, Tarrant County, Texas as requested by the owner, Shops at Forest Hill LLC.

If you have any questions, please contact me at (817) 568-3009.

Thank you,

Venus M. Wehle, PCED

Venus M. Wehle, PCED
City Manager
City Planner
vwehle@foresthilltx.org

Commercial RECORDER

Court and Commercial Daily

— ESTABLISHED 1903 —

VOL. 123 — NO. 162
COPYRIGHT 2025 RECORDER PUBLISHING COMPANY

FRIDAY MORNING, AUGUST 22, 2025

commercialrecorder.com
(ISSN 1091-3998) SINGLE COPY 75¢

Scars You Can't See: Why Even Champions Aren't Bully-Proof Beneath every belt is a story - These fighters are breaking their silence to help end bullying for good

OKLAHOMA CITY, Okla. — He is a world champion who is happy to speak out about bullying to anyone who listens. He also en- als, they assume they are the ones in control and have likely up martial arts as a way to cope never been bullied. The truth with bullying.

for some, however, paints a very different story. With the stories helped me project confidence," they tell, it's easy to see that even says Anderson. "If you know you champions are not immune to can keep yourself safe, you don't being bullied. The United States come off as a target."

Fight League (USFL) has part- MMA has others who speak out nered with Stand for the Silent to against bullying, too, including share their own bullying stories Joe Stevenson, the president of and discuss the ways they are the USFL, and Randy Couture, a addressing this issue among to six-time UFC champion and one of the most decorated fighters in day's youth.

"I think that many younger peo- MMA history, is still active in the ple find it at least a little bit com- MMA community, owns a pro- fortoring to know that even cham- fessional gym, and was a com- pion fighters have been bullied mentor on ESPN for the Profes- and are working to help raise sional Fighters League. Couture awareness about it," says Kirk experienced his own bullying Smalley, co-founder of Stand incidents in the 7th grade and for the Silent. "We need to get remembers how damaging they information like this out to the can be.

Two champion mixed martial arts (MMA) fighters have both been impacted by bullying, in- cluding Irann Orozco and Trey Anderson. Orozco was trauma- sized by bullying starting at the age of 13, when she was sent of bullies."

to a military school. Like many who are victims of bullying, she became withdrawn and trau- mized. She decided to join a mixed martial arts gym, which eventually led to her joining a professional boxing gym as the only female athlete.

When asked why she fights, she replied, "Why do you breathe?" Becoming a professional fight- er was something she felt she had to do, as it gave her the confidence and skills she need- ed to be no longer traumatized by bullies. Today, she's a world bronze medalist and champion athlete who speaks out about bullying to help others who may be enduring it and to help bring it to an end.

Anderson began learning mar- tial arts at the young age of six, but it didn't protect him from being bullied as he grew up. While he spent years as a target for bullies, he continued to hone his martial arts craft, learning how to rise above the bullying and feel confident in his skills. Today, he's a mixed martial arts champion and 5-time ISKA kara-

to bullying.

3. Talking to the School Isn't Easy—His experience advocat- ing for his son and the challeng- es of getting schools to act.

4. Stand Up—for Yourself or Someone Else—Why it's vital to speak up—for yourself or those who can't—and set boundaries with bullies.

5. Schools Need to Look Deep- er—The need for schools to show empathy, understand root causes, and help kids in crisis.

6. Adversity Builds a Champi- on—How setbacks shaped his mindset—and how youth can turn challenges into growth.

7. Teaching Confidence, Re- spect, and Resilience—How adults can guide kids to develop self-worth, empathy, and inner strength.

8. You're Not Alone—A powerful reminder that bullying doesn't define you—and support is al- ways within reach.

Stand for the Silent and USFL are seeking additional corpo- rate sponsors to work with. In doing so, it provides corporate sponsors the opportunity to share their stories and advoc- acy regarding bullying and to help address it with schools and communities nationwide.

It provides an opportunity for corporations to join a national movement to end bullying with two-mission driven nonprofits. The partnership will help de-

liver anti-bullying programs to schools nationwide, include fighter public service announce- ments that reach millions using social media, college scholar- ships for those fighting bullying, and high-profile campaign vis- ibility at MMA events. Partner- ships start at \$2,500 and offer various levels of commitment. More information about spon- sorships can be found online.

"We all want bullying to be ad- dressed once and for all," added Smalley. "To do that, it takes all of us working together. This in- cludes corporations, non-profit organizations, schools, commu- nities, and individuals. The more people involved in the move- ment, the more effective and successful it will be."

The USFL is the organization re- sponsible for organizing and de- veloping America's international MMA teams and the authority of amateur MMA in international competition.

According to the U.S. Depart- ment of Health and Human Services, over 19% of students ages 12-18 have been bullied nationwide. Over 15% of those bullied report that it was by a student who was perceived as more powerful than they are. The prevalence of bullying is higher in middle school than in high school.

Stand for the Silent travels the country, delivering presenta- tions about bullying to schools, providing bullying prevention resources, offering scholarships, and providing intervention strat- egies. Those interested in get- ting involved can start a chapter of the group in their area, obtain a free K-2 bullying prevention curriculum or a cyberbullying handbook for parents, host a presentation at their school, in- troduce the 'How It All Started' video, and donate to help sup- port the cause. To get more infor- mation, visit the site at: <https://standforthesilent.org/>

About Stand for the Silent
Started in 2010, Stand for the Sil- ent is an organization dedicated to helping eliminate bullying na- tionwide. Kirk and Laura Smalley founded the group after their child took his own life due to bul- lying. They offer free resources for parents and educators and travel to schools to host presen- tations. They have been to over 6,700 schools and spoken with more than 4.5million students. To get more information, visit the site at: <https://standforthesilent.org/>

Sources:
U.S. Department of Health and Human Services. Facts About Bullying. October 2024. <https://www.stopbullying.gov/resources/facts>

The Texas State Soil & Water Conservation Board Requests Proposals for FY2026 Nonpoint Source Grant Program

TEMPLE—The Texas State Soil and Water Conservation Board (TSSWCB) is requesting propo- sals for watershed assess- ment, planning, implementa- tion, demonstration and education projects seeking funding under the FY2026 Nonpoint Source Grant Program. Proposed projects should focus on agricul- tural and/or silvicultural nonpoint source pollution prevention and abatement activities within the boundaries of impaired or threatened watersheds.

Up to \$1 million of the TSS- WCB's FY2026 Clean Water Act §319(h) grant will be eligible for this request for proposals. A competitive proposal review process will be used so that the most appropriate and effective projects are selected for fund- ing.

Specific activities that can be funded with §319(h) grants in- clude the following: develop- ment of nine-element water- shed protection plans including the formation and facilitation of stakeholder groups, surface water quality monitoring, data analysis and modeling, imple- mentation of nine-element wa- tershed protection plans and the nonpoint source portion of total maximum daily load imple- mentation plans, demonstration of innovative best management practices, technical assistance to landowners for conservation planning, public outreach/edu- cation, and monitoring activities to determine the effectiveness of specific pollution prevention methods.

To obtain a complete copy of the TSSWCB's request for

proposals and proposal sub- mission packet, please click here <https://www.tsswcb.texas.gov/programs/texas-nonpoint-source-management-program>, or contact Jana Lloyd at (254) 773-2250 ext. 224 or (254) 231-2491. Proposals must be received electronically by 5:00 p.m. CDT, Friday, September 19, 2025 to jlloyd@tsswcb.texas.gov.

You can find the Texas State Soil and Water Conservation Board at www.tsswcb.texas.gov, on Facebook, and on Twitter @TSSWCB. The Texas State Soil and Water Conservation Board, established in 1939, administers Texas' soil and water conservation law and delivers coordi- nated natural resource conservation programs to agricultural producers through the State's 216 Soil and Water Conservation Districts. The Texas State Soil and Water Conservation Board is the lead agency for planning, implementing, and managing programs for preventing and abating agricultural and silvicultural nonpoint sources of water pollution.

PUBLIC NOTICE

Continued from page 4

Bank National Association, 666 OF THE TARRANT COUNTY DEED RECORDS. Which property is delinquent to Plaintiff(s) for taxes in the amount of \$9,213.38, exclusive of interest, penalties, and costs, and there is included in this suit in addition to the taxes all said interest, 100, Addition, Texas 75001, 972-386-5040, brought suit against Defendants Deborah Lynn Maseley, Ronnie Lee Sloan, II, Tommy Eugene Bar, Tommy Joe Hampton, Jr., and the Unknown Heirs at Law of Linda Davis, interpleaded excess proceeds into the registry of the Court from a prior foreclosure sale related to property located at 5509 Taylor Road W, Fort Worth, Texas 76114 and legally described as:

BEING LOT 18 IN BLOCK 1 OF RIVEROAKS PARK, AN ADDITION TO THE CITY OF RIVER OAKS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-C, PAGE 20 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

THE STATE OF TEXAS To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas, Greeting: You are hereby commanded to serve the foregoing Citation by making publication thereof in some newspaper, of legal circulation, published in the County of Tarrant, once each week for four consecutive weeks, the first publication to be at least 28 days before the return day of the Citation.

Herein fail not, but on the return herein above named have you then and there before said Court, this writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this August 12, 2025.

THOMAS A. WILDER Clerk of District Courts of Tarrant County, Texas

By /s/ Amanda Duran Amanda Duran, Deputy NOTICE You have been sued. You may employ an attorney. If you or your attorney do not file a written answer to rule 114 in the Texas Rules of Court, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out your answer at TexasLawHelp.org

B-22-749 5-1-1

CITATION BY PUBLICATION

SUIT NO. 342-D43302-24 STATE OF TEXAS COUNTY OF TARRANT

In the name and by the authority of the State of Texas, notice is hereby given as follows to: DEFENDANTS Billy Evans (In Rem Only), Kathryn Evans, Deceased (In Rem Only)

And if any or all of the above named Defendant(s) be dead, the unknown heirs of each or all of the said named persons who may be dead, and the unknown heirs of the said named persons; and the unknown owners or owners of the described property; and the executors, administrators, guardians, legal representatives, legatees, devisees of the above named persons, and who own or claim some interest in the described property, including adverse claimants, owning or having any legal or equitable interest in or lien upon the following described property.

PROPERTY LOTS 21 AND 22, BLOCK 9, OUT OF THE NORTH MEADOW ESTATES ADDITION, SEVENTH FILING, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AND IS BEING FURTHER DESCRIBED IN VOL 8795, PAGE

566, OF THE TARRANT COUNTY DEED RECORDS. Which property is delinquent to Plaintiff(s) for taxes in the amount of \$9,213.38, exclusive of interest, penalties, and costs, and there is included in this suit in addition to the taxes all said interest, 100, Addition, Texas 75001, 972-386-5040, brought suit against Defendants Deborah Lynn Maseley, Ronnie Lee Sloan, II, Tommy Eugene Bar, Tommy Joe Hampton, Jr., and the Unknown Heirs at Law of Linda Davis, interpleaded excess proceeds into the registry of the Court from a prior foreclosure sale related to property located at 5509 Taylor Road W, Fort Worth, Texas 76114 and legally described as:

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Issued and given under my hand and seal of said Court at Tarrant County, Texas, this August 12, 2025.

THOMAS A. WILDER Clerk of District Courts of Tarrant County, Texas

with the terms of the provisions of the Texas Alcoholic Beverage Code

THAT: Edennest Inc. d/b/a Gas & Grab

HAS FILED APPLICATION FOR A Wine and Malt Beverage Retail Dealer's On-Premise Permit

SAID BUSINESS TO BE CONDUCTED AT: 1141 W Division St, Arlington, Tarrant County, TX 76012

OWNER: Irfan Shar, President/Secretary

B-22-25

Application has been made for a Mixed Beverage, Late Hours Certificate and Food and Beverage Certificate for BRR Sport LLC doing business as Sport Spot Bar & Grill located at 1308 S. Cooper St., Arlington, Tarrant County, TX. Rustam Gautam - Managing Member, Sangeet Adhikari - Managing Member. Said application has been made to the Texas Alcoholic Beverage Commission in accordance with the provisions of the Texas Alcoholic Beverage Code.

Application has been made for a Wine and Malt Beverage Retail Dealer's On-Premise Permit / Food and Beverage Certificate for Jennifer Diaz-Owner DBA Mariscos El Puerto De Acapulco located at 3205 Mansfield Hwy., Fort Worth, Tarrant County, Texas, 76119

Jennifer Diaz-Owner Said application has been made to the Texas Alcoholic Beverage Commission in accordance with the provisions of the Texas Alcoholic Beverage Code.

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Courtroom in the G.K. Maenius Administration Building is inaccessible to the public due to construction and renovations on September 3, 2025, the public hearing and the regularly scheduled Tarrant County Commissioners Court meeting will take place at:

Charles J. Murray Courtroom 2nd floor, Tom Vandergriff Civil Courts Building 100 N. Calhoun St. Fort Worth, Texas To consider:

Authorizing installation of multiple stop signs within the Newark Ranch Subdivision, Precinct 4

NOTICE OF PUBLIC HEARING TARRANT COUNTY Pursuant to Texas Transportation Code, Section 232.003, a Public Hearing will be held:

Wednesday, September 3, 2025, at 10:00 A.M., Tarrant County Commissioners Courtroom 5th Floor, G. K. Maenius Administration Building 100 E. Weatherford Fort Worth, Texas

In the event the Tarrant County Commissioners Courtroom in the G.K. Maenius Administration Building is inaccessible to the public due to construction and renovations on September 3, 2025, the public hearing and the regularly scheduled Tarrant County Commissioners Court meeting will take place at:

Charles J. Murray Courtroom 2nd floor, Tom Vandergriff Civil Courts Building 100 N. Calhoun St. Fort Worth, Texas To consider:

Establishing two school zones within the Crowley Independent School District, Precinct 2

NOTICE OF PUBLIC HEARING TARRANT COUNTY Pursuant to Texas Transportation Code, Section 232.003, a Public Hearing will be held:

Wednesday, September 3, 2025, at 10:00 A.M., Tarrant County Commissioners Courtroom 5th Floor, G. K. Maenius Administration Building 100 E. Weatherford Fort Worth, Texas

In the event the Tarrant County Commissioners Courtroom in the G.K. Maenius Administration Building is inaccessible to the public due to construction and renovations on September 3, 2025, the public hearing and the regularly scheduled Tarrant County Commissioners Court meeting will take place at:

Charles J. Murray Courtroom 2nd floor, Tom Vandergriff Civil Courts Building 100 N. Calhoun St. Fort Worth, Texas To consider:

Authorizing various stop signs be replaced, and two additional stop signs be installed - Precinct 2

PUBLIC NOTICE 1st notice to locate owner and/or lienholder for a gray/black 1935 Chevrolet Sedan Delivery unknown state VIN#F3C2559. Vehicle was abandoned per manager at 716 W. Euless Blvd, Euless, TX 76040 on 8/19/2025 and is being stored at Abandoned Vehicle Impound Systems at 10019 Harmon Rd., Fort Worth, TX 76177 817-847-1680. VSF#0653149VSF Total charges today \$480.44 (https://www.cdci.texas.gov)

ON-LINE AUCTION Tarrant County, Texas, and Purchasing Agent, Melissa Lee, C.P.A., A.P.P., are holding an on-line auction for County Surplus and Retired Equipment. Bids can be made and a catalog of the items available can be found at:

www.Rebate.com BIDDING CLOSSES SEPTEMBER 19, 2025, AT 10:00 A.M. CST

NOTICE OF PUBLIC HEARING TARRANT COUNTY Pursuant to Texas Transportation Code, Section 232.003, a Public Hearing will be held:

Wednesday, September 3, 2025, at 10:00 A.M., Tarrant County Commissioners Courtroom 5th Floor, G. K. Maenius Administration Building 100 E. Weatherford Fort Worth, Texas

In the event the Tarrant County Commissioners Courtroom in the G.K. Maenius Administration Building is inaccessible to the public due to construction and renovations on September 3, 2025, the public hearing and the regularly scheduled Tarrant County Commissioners Court meeting will take place at:

Charles J. Murray Courtroom 2nd floor, Tom Vandergriff Civil Courts Building 100 N. Calhoun St. Fort Worth, Texas To consider:

Authorizing various stop signs be replaced, and two additional stop signs be installed - Precinct 2

City of Euless

CITY OF EULESS

ORDINANCE NO. 2430

AN ORDINANCE AUTHORIZING THE ISSUANCE OF

A SPECIFIC USE PERMIT TO

OPERATE A HOTEL IN THE

COMMUNITY BUSINESS (C-

TRACT 58, NORTHWEST OF

THE INTERSECTION OF EAST

HARWOOD ROAD AND STATE

HIGHWAY 360; PROVIDING

A SEVERABILITY CLAUSE;

PROVIDING A PENALTY FOR

VIOLATION, PROVIDING FOR

PUBLICATION IN THE OFFICIAL

NEWSPAPER, AND PROVIDING

AN EFFECTIVE DATE.

PENALTY FOR VIOLATION.

Any person, firm, or corporation

violating any of the terms and provisions of this

ordinance shall be deemed

guilty of a misdemeanor, and

upon conviction thereof shall

be fined in accordance with

Chapter 1, "General Provisions,"

Section 1-12, "General Penalty,"

Euless Code of Ordinances.

Each such violation shall be deemed a separate

offense and shall be punishable

as such hereunder.

EFFECTIVE DATE. This ordinance shall be in full force

and effect from and after its

passage, as provided by the

Euless City Charter and the

laws of the State of Texas.

B-21-22

CITY OF EULESS

ORDINANCE NO. 2431

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A

SPECIFIC USE PERMIT FOR A

PSYCHIATRIC AND SUBSTANCE

ABUSE CARE CENTER IN THE

HEAVY INDUSTRIAL (I-2)

ZONING DISTRICT LOCATED

AT PARK CENTER ADDITION

TRACT 2, 2219 WEST EULESS

BOULEVARD, SUITE 200;

PROVIDING A SEVERABILITY

CLAUSE, PROVIDING A

PENALTY FOR VIOLATION,

PROVIDING FOR PUBLICATION

IN THE OFFICIAL NEWSPAPER,

AND PROVIDING AN EFFECTIVE

DATE.

PENALTY FOR VIOLATION.

Any person, firm, or corporation

violating any of the terms and provisions of this

ordinance shall be deemed

guilty of a misdemeanor, and

upon conviction thereof shall

be fined in accordance with

Chapter 1, "General Provisions,"

Section 1-12, "General Penalty,"

Euless Code of Ordinances.

Each such violation shall be deemed a separate

offense and shall be punishable

as such hereunder.

EFFECTIVE DATE. This ordinance shall be in full force

and effect from and after its

passage, as provided by the

Euless City Charter and the

laws of the State of Texas.

B-21-22

CITY OF EULESS

The City Council of the City of Euless, Texas will hold a

public hearing during a Regular

Meeting on Tuesday, September 9, 2025 at 7 p.m. To

hear public opinion regarding the

adoption of an Ordinance

amending Chapter 30 "Fees,"

Section 30-41 "Drainage

Charges," of the Code of Ordinances, City of Euless to

repeal the schedule of drainage

charges applicable to properties

within the City of Euless,

repealing all ordinances and

parts of ordinances in conflict

herein; providing that this

ordinance shall be cumulative

of all ordinances; providing

a severability clause; and

providing an effective date.

WHEREAS, the City of Euless

is a home rule city acting

under its charter adopted by

the electorate pursuant to

Article XI, Section 5 of the

Texas Constitution and Chapter

5, "Local Government Code";

and WHEREAS, the City Council

of the City of Euless, Texas, in

order to protect the public

health and safety from loss of

life and property caused by

surface water overflows and

surface water stagnation, has

heretofore, pursuant to legislative

authority, established a

Municipal Drainage Utility

System within the municipal

boundaries of the City of Euless,

Texas, and also pursuant

to legislative authority, established

fees, together with the assessment,

levying, and collection thereof, to finance and fund such Municipal Drainage Utility System; and

WHEREAS, the City Council finds (necessary to adjust the rates for drainage charges levied against real property; and

WHEREAS, the City Council finds that the basis for the drainage charges set forth herein is directly related to drainage; and

WHEREAS, the City Council finds that the classification of benefited properties set forth herein is nondiscriminatory, equitable, and reasonable;

and WHEREAS, the City Council finds that the schedule of charges set forth herein is equitable, and the rates upon which such schedule of charges was calculated, are equitable for similar services in all areas of the City of Euless, Texas;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EULESS, TEXAS, THAT:

SECTION 1. The schedule of charges for drainage services furnished or caused to be furnished by the City as set out in Chapter 30 "Fees," Section 30-41, "Drainage Charges," of the Code of Ordinances, City of Euless, Texas is hereby amended to read as follows: Section 30-41 Drainage charges

The following schedule of drainage charges is hereby levied against all real property lying within the city subject to drainage charges under V.T.C.A., Local Government Code Chapter 552, Subchapter C.

1. Basic Drainage Charge. The monthly drainage rate is hereby established at \$40.00 per Impervious acre of land. This rate may be modified by the City Council from time to time by a modification of such basic drainage charge. Impervious land area shall be calculated by multiplying the acreage of the parcel by the runoff coefficient for the particular land use as specified in subsection (3) of this section.

2. Single-Family Residential. The monthly municipal drainage utility charge for each single-family residential parcel is hereby levied at \$4.25.

3. Other. All other lots, tracts and parcels of land within the City of Euless shall be charged on the basis of the acreage contained in such lot, tract or parcel of land, and the use made of such property in accordance with the following schedule of drainage charges, which are hereby levied against all such remaining lots, tracts and parcels of land within the City.

Land Use / Runoff Coefficient / Rate / Monthly Charge per Acre

Vacant Land / N/A / N/A / \$0;

Park Land and Open Space / 0.35 / \$40.00 / \$14.00;

Church/Governmental / 0.80 / \$40.00 / \$32.00;

School / 0.65 / \$40.00 / \$26.00;

Hospital / 0.90 / \$40.00 / \$36.00;

Multi-family / 0.80 / \$40.00 / \$32.00;

Business/Industrial / 0.95 / \$40.00 / \$38.00;

SECTION 2. CUMULATIVE CLAUSE. This Ordinance shall be cumulative of all provisions of the City Code and other ordinances of the City of Euless, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of other ordinances, in which event the conflicting provisions of the other ordinances are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. It is hereby declared to be the intention of the City Council of the City of Euless, Texas, in enacting this ordinance, that if any provision, clause, sentence, paragraph, or section of this ordinance shall be declared invalid or unconstitutional by the valid judgment of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining provisions, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and the rates adopted herein shall be effective with billing dates beginning on or after October 1, 2025.

PRESENTED AND PASSED ON FIRST AND FINAL READING at a regular meeting of the Euless City Council on September 9, 2025, by a vote of _____ ayes, _____ nays, and _____ abstentions.

B-15-22

City of Euless

Notice of Public Hearings The Forest Hill Planning and Zoning Commission will hold a public hearing on Monday, September 8, 2025, at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. The Forest Hill City Council will conduct a second public hearing on these matters on Tuesday, September 16, 2025, at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the request is available at Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119. Any other information may be obtained by calling (817) 568-3009.

Case #PZ-2025-08 To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately 6026 acre parcel of real property commonly known as 6550 Forest Hill Drive and described as being part of the Park Forest Addition, Lot 1C3B, Block 2 of the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB (General Business) with a Specific Use Permit to allow for "Alcoholic Beverage Sales/Off-Premise Consumption" use. The owner is Saint Angelo LLC, the applicant is T'm Ilaa.

B-22

City of Watauga

NOTICE REQUEST FOR QUALIFICATION The City of Watauga is accepting sealed qualifications from qualified consultants to provide services for the development of a Comprehensive Safety Action Plan for the SS4A Program. These services are to be performed in accordance with federal, state, and local manuals, procedures, and memorandums. Qualifications will be accepted via the City's eProcurement platform. Inmate with the issue date MONDAY, AUGUST 18, 2025, AT 9:00 AM (CST) until FRIDAY, SEPTEMBER 12, 2025, AT 5:00 PM (CST). Qualifications will not be accepted after the closing date and time.

Questions shall be answered by the Request for Qualification will be accepted until FRIDAY, AUGUST 29, 2025, at 5:00 PM (CST). All questions must be submitted by the deadline via invoice eProcurement only, no emails or phone calls will be accepted.

You may access proposal documents by way of: City of Watauga Inmate eProcurement website: cityofwatauga.inmate.net

The City reserves the right to reject any and/or all proposals, in whole or in part, to waive any informality in any proposal, and to accept any proposal, which, in its discretion, is



**PZ #2025-07 Re-Plat
200 ft. letters**

Applicant address: 3200 Mansfield Highway, Forest Hill, TX, 76119

**Owner Address:
Shops at Forest Hill LLC
1546 Hilton Head Ln.
Frisco, TX 75034**

**Address: 3165 Bisbee St.
DAYTON GLASS COMPANY
3167 Bisbee Street
Forest Hill, TX 76119-5910**

**Address: 3168 Mansfield Highway
Dora Jean Smith
3168 Mansfield Highway
Forest Hill, TX 76119-5939**

**Address: 3216 Mansfield Highway
Jesse D. Fernandez
3216 Mansfield Highway
Forest Hill, TX 76119-6024**

**Address: 3308 Mansfield Highway
Rolex Properties LLC
P.O. Box 654
Mercer Island, WA 98040-0654**

**Address: 5308 Wichita Street
Leonardo and Araceli Garcia
2104 Hurley Avenue
Fort Worth, TX 76110-1826**

**Address: 5314 Wichita Street
Francisco and Clara Lopez
3008 Gettysburg Ln.
Fort Worth, TX 76123-1753**

**Address: 5327 Wichita Street
CONATSER CONSTRUCTION TX LP
5327 Wichita Street
Forest Hill, TX 76119-6035**



August 22, 2025

Dear Forest Hill Property Owner,

The Forest Hill Planning and Zoning Commission will hold a Public Hearing on Monday, September 8, 2025, at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, Texas, 76119. The Forest Hill City Council will conduct a second Public Hearing on these matters on Tuesday, September 16, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, Texas, 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the Zoning Ordinance and the proposed changes are available at the Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119 or any other information may be obtained by calling the City of Forest Hill at 817-568-3009.

- 1. Case #2025-07: To receive citizen's comments regarding a request for a Re-Plat of property currently identified as Lot 1 and Lot 2, Block 1 of the Town & County Corner Addition in the City of Forest Hill, Tarrant County, Texas. The zoning of the property is GB (General Business) and will remain GB (General Business). The proposed legal description of the property would be Block 1, Lot 1R of the Town & Country Corner I Addition in the City of Forest Hill, Tarrant County, Texas as requested by the owner, Shops at Forest Hill LLC.**

This letter is a notification of a Public Hearing of property that is within 200 feet of your property. You are not required to appear, but should you wish to address the Commission or City Council with comments on the proposed case you, will be afforded the opportunity to speak.

Thank you.

A handwritten signature in black ink, appearing to be "Venus M. Wehle", written over a circular stamp or seal.

**Venus M. Wehle, PCED
City Manager
City Planner
vwehle@foresthilltx.org**

Planning & Zoning Commission Communication Public Hearing and Deliberation 4b

DATE: September 8, 2025

FROM: Venus Wehle, City Manager/City Planner

ITEM: **Case #PZ 2025-08 Public Hearing**

To receive public comments regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for approximately .6026 acre parcel of real property commonly known as 6550 Forest Hill Drive and described as being part of the Park Forest Addition, Lot 1CVB2, Block 2 in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB-SUP (General Business with a Specific Use Permit to allow "Alcoholic Beverage Sales/Off-Premise Consumption" use. The owner is Saint Angelo, LLC; the applicant is Tim Ibaoa.

Case #PZ 2025-08 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for approximately .6026 acre parcel of real property commonly known as 6550 Forest Hill Drive and described as being part of the Park Forest Addition, Lot 1CVB2, Block 2 in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB-SUP (General Business with a Specific Use Permit) to allow "Alcoholic Beverage Sales/Off-Premise Consumption" use. The owner is Saint Angelo, LLC; the applicant is Tim Ibaoa.

BACKGROUND:

The 7-Eleven gas station and convenience store owners, Saint Angelo LLC, through their agent, Tim Ilaoa, are requesting permission to sell alcoholic beverages for off-premise consumption at their store located at 6550 Forest Hill Drive. The store is owned by Saint Angelo, LLC, located at 2344 Leafy Glen Ct. in Bedford, Texas, 76022

The suggested conditions are as follows:

- (1) Owner shall abide by all City Ordinances and Regulations now in effect, or which shall be hereinafter enacted.
- (2) Owner shall abide by Texas House Bill 1024 relating to the pick-up and delivery of alcoholic beverages for off-premise consumption.

- (3) Specific Use Permit (SUP) shall be specific to the owner/applicant and shall not be transferred to another person, company, entity, or location.
- (4) Off-premise alcoholic beverage sales shall be limited to liquor, beer, and wine.
- (5) The business owner shall ensure that the business parking lot remains clear of trash including but not limited to food containers, cans, bottles, broken glass and all other waste.
- (6) The building and parking lot where off-premise alcoholic beverages are sold must be well-lit at all times.

The SUP conditions have been provided to the owner, and they have agreed to abide by them. These conditions are the same as those provided to other businesses in the City of Forest Hill who have applied for the same SUP.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

- 1. P & Z Case #2025-08 Background Information

MOTION:

Motion to approve or deny a recommendation to the City Council regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for approximately .6026 acre parcel of real property commonly known as 6550 Forest Hill Drive and described as being part of the Park Forest Addition, Lot 1CVB2, Block 2 in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB-SUP (General Business with a Specific Use Permit) to allow "Alcoholic Beverage Sales/Off-Premise Consumption" use. The owner is Saint Angelo, LLC; the applicant is Tim Ibaoa.

PZ 2025-08



SPECIFIC USE PERMIT APPLICATION

3219 California Pkwy, Forest Hill, TX 76119
Phone: (817) 806-4561 Fax: (817) 984-8254

NOTE: THE REQUEST IS FINAL ONLY WHEN THE FOREST HILL CITY COUNCIL HAS TAKEN FINAL ACTION ON IT. THE APPLICANT IS CAUTIONED NOT TO MAKE ANY FINANCIAL OR LEGAL COMMITMENTS TO THE PROPERTY UNTIL FINAL DISPOSITION OF THE REQUEST

DATE: 7/22/25

PROPERTY ADDRESS: 6550 Forest Hill Dr.

CITY: Forest Hill STATE: TX ZIP CODE: 76140

LEGAL DESCRIPTION* (LOT, BLOCK & SUBDIVISION): Lot - 1CB2, Block - 2, Addition - Park Forest

NOTE: IF PROPERTY IS UNPLATTED, ATTACH METES AND BOUNDS DESCRIPTION TO APPLICATION AND PROVIDE ELECTRONIC COPY IN WORD DOCUMENT FORMAT)

AREA IN ACRES: 0.6026 PRESENT ZONING: _____

PRESENT USE: Retail - Convenience Store with fuel and alcohol sales

DESCRIBE SPECIFIC USE REQUESTED: Alcohol

REASON FOR REQUEST: TABC Application

APPLICANT'S NAME: Tim Ilaoa

APPLICANTS ADDRESS: 217 E. Main St. #819

CITY, STATE, ZIP: Royse City, TX. 75189

PHONE: 972-890-2560

ALTERNATE PHONE: 214-901-8733

FAX: _____

EMAIL: tim@texaslicensing.net

OWNER'S NAME: Saint Angelo LLC

OWNER'S ADDRESS: 2344 Leafy Glen Ct.

CITY, STATE, ZIP: Bedford, TX. 76022

PHONE: 682-248-1026

ALTERNATE PHONE: 972-890-2560

FAX: _____

EMAIL: alfatt.zaky@gmail.com

*AUTHORIZED REPRESENTATIVE: Tim Ilaoa

*Requires submittal of separate Authorized Representative form with application

REPRESENTATIVE'S ADDRESS: 1205 Houston Place

CITY, STATE, ZIP: Royse City, TX. 75189

PHONE: 972-890-2560

ALTERNATE PHONE: 214-901-8788

FAX: _____

EMAIL: tim@texaslicensing.net

SPECIFIC USE PERMIT APPLICATION

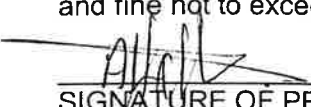
PLEASE READ CAREFULLY BEFORE SIGNING:

I attest that the above information is true and accurate to the best of my knowledge that I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission and City Council hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the City.

I understand that in the event the undersigned is not present or represented at the public hearing the Planning and Zoning Commission and City Council shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning and Zoning Commission and the City Council.

I reserve the right to withdraw this proposal at any such time, except during notice periods, upon written request filed with the Planning & Zoning Secretary and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Attesting to inaccurate or false information on this zoning application can result in conviction of a misdemeanor and fine not to exceed \$2,000.

 DATE 7/22/25
SIGNATURE OF PROPERTY OWNER

DATE _____
SIGNATURE OF PROPERTY OWNER

 DATE 7/22/25
SIGNATURE OF AUTHORIZED REPRESENTATIVE

FILING FEE: _____ DATE PAID: 7/23/25 RECEIVED BY: V. Wehle

PAYMENT TYPE: ☐ CASH ☐ CHECK NO. _____ ☒ CREDIT CARD

SET FOR P&Z AGENDA: 09/08/2025

SET FOR COUNCIL AGENDA: 09/16/2025

SPECIFIC USE PERMIT APPLICATION

DOCUMENTS REQUIRED

The items listed in the **Documents Required** checklist must be received no later than 5:00 PM on the submittal deadline (refer to schedule) and are required to qualify as an adequate submittal to be placed on the upcoming agenda. Upon determination of its inadequacy, the submittal will not be accepted and will be promptly returned to the applicant. For all Submittals, please submit **One (1) copy of all items**, unless otherwise noted. Blue or black line prints should be a **folded** 24" by 36" and **folded** 12" by 9". One 11" by 17" reduction of each plan is required with all submittals.

Staff Appl

- ☐ ☐ Specific Use Permit application
- ☐ ☐ A notarized letter from the property owner authorizing a representative to present the request, if the property owner will not be presenting the request.
- ☐ ☐ Non-refundable application fee of \$500.00
- ☐ ☐ Documents required checklist, completed and signed by applicant
- ☐ ☐ Technical requirements check list, completed and signed by applicant
- ☐ ☐ If request is for (a) portion of a platted lot or (b) an unplatted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed engineer or surveyor must be provided electronically in Microsoft word or compatible software and in hard copy
- ☐ ☐ A recorded copy of the Warranty Deed showing proof of ownership of the property with the volume and page number where it was filed with the Tarrant County Clerk.
- ☐ ☐ Original tax certificate(s) from the Tarrant County Tax Collector's Office (each costs \$10, payable at the tax office) proving that all property taxes have been paid.
- ☐ ☐ One (1) folded copies of the following, min. sheet size 18"x24", max. 24"x36":
 - Site layout (required)
 - Landscape Plan (required)
 - Building elevations (recommended)
- ☐ ☐ One (1) 11" by 17" reduction of each plan. (required)

Preparer's Signature: Tim Ilaoa

Printed Name: Tim Ilaoa

Date: 7/22/25

SPECIFIC USE PERMIT APPLICATION

TECHNICAL REQUIREMENTS

The site layout plan should be drawn to scale and showing the general layout of the project, together with essential requirements such as off-street parking facilities, size, height, construction materials and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening using walls, fences and landscaping; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of 200 feet.

The following elements should be shown:

Staff Appl SITE LAYOUT (Required)

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | Location map, north arrow, graphic scale |
| ☐ | ☐ | Building orientation |
| ☐ | ☐ | Access points, driveways and firelanes |
| ☐ | ☐ | Parking |
| ☐ | ☐ | Square footage of all buildings |
| ☐ | ☐ | Outside storage or display areas |
| ☐ | ☐ | Loading docks |
| ☐ | ☐ | Signage |
| ☐ | ☐ | Recycling and trash dumpsters |

LANDSCAPE PLAN (Required)

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | Landscape plan per Section 10.600 and any other specific landscaping requirements, noting all required and proposed landscape setbacks, transitional buffers, parking, landscaping and other screening |
|--------------------------|--------------------------|--|

BUILDING ELEVATIONS (Recommended)

- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | Building elevations of all sides, showing dimensions including height, building materials, color, texture, design |
|--------------------------|--------------------------|---|

Preparer's Signature: 

Printed Name: Tim Haoy

Date: 7/22/25

Hello,

I. Alfatt Elgamel, an officer of the
applying entity - Saint Angelo LLC.
give Tim Llaoa authorization to
sign and submit the SUP application
for The 7-Eleven Convenience
Store #34098 C.



7/18/2025

Electronically Recorded

Official Public Records

Tarrant County Texas

9/27/2013 10:10 AM

D213253754

PGS 12 \$60.00

CTIC CTP574839130008321TR

Submitter: ACS

NOTICE OF COUNTERCLAIM RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN**
(6550 Forest Hill Drive, Forest Hill, TX)

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF TARRANT

§

THAT, the undersigned, QUIK-WAY RETAIL ASSOCIATES II, LTD., a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, and for the further consideration of the execution and delivery by Grantee herein of one certain Promissory Note (the "Note"), of even date herewith, in the principal sum of THIRTEEN MILLION AND NO/100 DOLLARS (\$13,000,000.00), payable to the order of WELLS FARGO BANK, NATIONAL ASSOCIATION ("Lender"), bearing interest and being due and payable as therein set out, the payment of said Note is secured by the Vendor's Lien retained herein in favor of Lender, and is additionally secured by a Deed of Trust, Security Agreement and Fixture Filing of even date herewith, to Kate K. Moseley, Esq., Trustee, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto KEITHBEV LLC, a Texas limited liability company ("Grantee") whose mailing address is 17140 Bernardo Center Drive, Suite 300, San Diego, CA 92128, that certain tract of real property situated in Tarrant County, Texas and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any right, title and interest of Grantor, if any, in and to all improvements, structures and fixtures placed, constructed or installed on such real property (the "Property").

For the same consideration, Grantor has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, without warranty, express or implied, all interest of Grantor, if any, in (1) strips and gores, if any, between the Property and any abutting properties, whether owned or claimed by deed, limitations or otherwise, and whether located inside or outside the Property; and (2) any land lying in or under the bed of any creek, stream, or waterway or any highway, avenue, street, road, alley, easement or right-of-way, open or proposed, in, or across, abutting or adjacent to the Property.

Grantor hereby reserves all of the oil, gas and other minerals owned by Grantor in, on, and under and that may be produced from the Property (collectively, "Mineral Estate"). The

CTIC CTP37-83713000832/TR

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN**
(6550 Forest Hill Drive, Forest Hill, TX)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

THAT, the undersigned, QUIK-WAY RETAIL ASSOCIATES II, LTD., a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, and for the further consideration of the execution and delivery by Grantee herein of one certain Promissory Note (the "Note"), of even date herewith, in the principal sum of THIRTEEN MILLION AND NO/100 DOLLARS (\$13,000,000.00), payable to the order of WELLS FARGO BANK, NATIONAL ASSOCIATION ("Lender"), bearing interest and being due and payable as therein set out, the payment of said Note is secured by the Vendor's Lien retained herein in favor of Lender, and is additionally secured by a Deed of Trust, Security Agreement and Fixture Filing of even date herewith, to Kate K. Moseley, Esq., Trustee, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto KEITHBEV LLC, a Texas limited liability company ("Grantee") whose mailing address is 17140 Bernardo Center Drive, Suite 300, San Diego, CA 92128, that certain tract of real property situated in Tarrant County, Texas and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any right, title and interest of Grantor, if any, in and to all improvements, structures and fixtures placed, constructed or installed on such real property (the "Property").

For the same consideration, Grantor has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, without warranty, express or implied, all interest of Grantor, if any, in (1) strips and gores, if any, between the Property and any abutting properties, whether owned or claimed by deed, limitations or otherwise, and whether located inside or outside the Property; and (2) any land lying in or under the bed of any creek, stream, or waterway or any highway, avenue, street, road, alley, easement or right-of-way, open or proposed, in, or across, abutting or adjacent to the Property.

Grantor hereby reserves all of the oil, gas and other minerals owned by Grantor in, on, and under and that may be produced from the Property (collectively, "Mineral Estate"). The

Mineral Estate reserved by Grantor shall include the right to any lease bonuses, rentals, the right to execute oil, gas and other mineral leases and the right to develop the Mineral Estate; however, Grantor waives the right of access, ingress and egress to and from the surface of the Property relating to the Mineral Estate reserved by Grantor. Nothing therein, however, will restrict or prohibit (i) the pooling or unitization of the Mineral Estate owned by Grantor with land other than the Property; or (ii) the exploration or production of the Mineral Estate by means of wells that are drilled or mines that open on land other than the Property.

This conveyance is made by Grantor and accepted by Grantee subject to those matters (the "Permitted Exceptions") set forth on Exhibit "B" attached hereto and incorporated herein by reference for all purposes, but only to the extent the same are valid and subsisting and affect the Property. Grantee, by its acceptance of this Deed, also acknowledges and agrees that the Property is subject to a brand covenant expiring on December 31, 2022 (the "Brand Covenant Period"), pursuant to which the storage, advertising or sale of motor fuels on the Property is restricted to the "Shell" brand (the "Brand Covenant"). The terms and restrictions pertaining to the Brand Covenant are more fully set forth in that certain Assignment and Assumption of Brand Covenant of even date herewith between Grantor and Grantee.

Grantee is hereby put on notice that during the Brand Covenant Period, Motiva Enterprises LLC ("Motiva"), a Delaware limited liability company, holds a right of first refusal which grants Motiva the right to purchase the Property under certain terms and conditions more particularly set out in Exhibit "C" attached hereto.

TO HAVE AND TO HOLD the above described Property, together with any and all the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee and Grantee's successors and assigns FOREVER, and Grantor does hereby bind Grantor and Grantor's legal representatives, heirs and successors to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject, however, to the Permitted Exceptions.

But it is expressly agreed that the Vendor's Lien is retained against the Property until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Lender, at Grantee's request, has paid in cash to Grantor a portion of the purchase price of the Property that is evidenced by and included within the Note. The Vendor's Lien and superior title to the Property are retained for the benefit of Lender and are hereby transferred to Lender without recourse on Grantor.

Grantee hereby expressly assumes liability for the payment of all ad valorem taxes and assessments for the Property for the year 2013 and for subsequent years.

GRANTEE, BY ITS ACCEPTANCE OF THIS DEED, ACKNOWLEDGES AND AGREES THAT

(i) GRANTEE IS BUYING THE PROPERTY WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, OF ANY KIND WHATSOEVER, BY GRANTOR, ITS AGENTS,

BROKERS, ADVISORS, CONSULTANTS, COUNSEL, EMPLOYEES, MEMBERS, OFFICERS, DIRECTORS, SHAREHOLDERS, OR AFFILIATES. AS A MATERIAL INDUCEMENT TO GRANTOR IN AGREEING TO SELL THE PROPERTY TO GRANTEE, GRANTEE IS PURCHASING THE PROPERTY IN ITS "AS-IS," "WHERE IS" CONDITION, WITH ALL FAULTS, AND GRANTOR WOULD NOT HAVE AGREED TO SELL THE PROPERTY TO GRANTEE WITHOUT GRANTEE'S EXPRESS AGREEMENT TO THE FOREGOING; AND

(ii) WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEE ACKNOWLEDGES THAT GRANTOR EXPRESSLY DISCLAIMS AND NEGATES, AS TO THE PROPERTY AND ANY PERSONAL PROPERTY, FIXTURES, AND ANY OTHER PROPERTY: (A) ANY IMPLIED OR EXPRESS WARRANTY OF MERCHANTABILITY; (B) ANY IMPLIED OR EXPRESS WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (C) ANY IMPLIED OR EXPRESS WARRANTY OF CONFORMITY TO MODELS OR SAMPLES OF MATERIALS; (D) ANY IMPLIED OR EXPRESS WARRANTY WITH RESPECT TO THE CONDITION OF THE PROPERTY, ITS COMPLIANCE WITH ANY LEGAL REQUIREMENTS, THE PAST OR PROJECTED FINANCIAL CONDITION, PERFORMANCE, AND OPERATING RESULTS OF THE PROPERTY (INCLUDING THE FINANCIAL CONDITION OF THE TENANT UNDER THE LEASE, INCOME OR EXPENSES THEREOF OR OCCUPANCY RATES THEREFOR) OR THE USES PERMITTED ON, THE DEVELOPMENT REQUIREMENTS FOR, OR ANY OTHER MATTER OR THING RELATING TO THE LEASE, THE PROPERTY OR ANY PORTION THEREOF, EXCEPT AS OTHERWISE EXPRESSLY SET FORTH HEREIN; AND (E) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN OR ENGINEERING OF THE PROPERTY, THE PHYSICAL AND ENVIRONMENTAL NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, DRAINAGE AND GEOLOGY, AND THE STABILITY THEREOF AND OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, AND THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS THEREON (INCLUDING THE PRESENCE OF ASBESTOS) OR THE COMPLIANCE OF THE PROPERTY WITH ANY AND ALL APPLICABLE ENVIRONMENTAL LAWS, RULES OR REGULATIONS.

This Deed may be executed in any number of original counterparts, and all such counterparts when taken together shall constitute one and the same original instrument.

EXECUTED to be effective the 26 day of September, 2013.

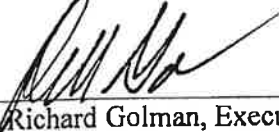
GRANTOR:

QUIK-WAY RETAIL ASSOCIATES II, LTD.,
a Texas limited partnership

By: Quik-Way GP, LLC,
a Delaware limited liability company,
its general partner

By: Quik-Way Operating, LLC,
a Delaware limited liability company,
its sole member

By: Empire Petroleum Partners, LLC,
a Delaware limited liability company,
its sole member

By: 
Richard Golman, Executive Vice President

GRANTEE:

KEITHBEV LLC,
a Texas limited liability company

By: _____
Keith Monroe, President

26 13
EXECUTED to be effective the ~~22~~ day of September, 2013.

GRANTOR:

QUIK-WAY RETAIL ASSOCIATES II, LTD.,
a Texas limited partnership

By: Quik-Way GP, LLC,
a Delaware limited liability company,
its general partner

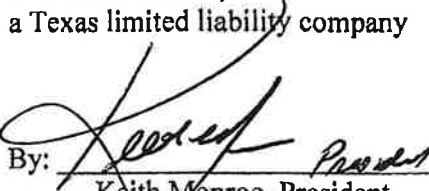
By: Quik-Way Operating, LLC,
a Delaware limited liability company,
its sole member

By: Empire Petroleum Partners, LLC,
a Delaware limited liability company,
its sole member

By: _____
Richard Golman, Executive Vice President

GRANTEE:

KEITHBEV LLC,
a Texas limited liability company

By:  _____
Keith Monroe, President

THE STATE OF TEXAS

§

§

COUNTY OF DALLAS

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This instrument was acknowledged before me on the 25th day of September, 2013, by Richard Golman, Executive Vice President of Empire Petroleum Partners, LLC, a Delaware limited liability company, the sole member of Quik-Way Operating, LLC, a Delaware limited liability company, the sole member of Quik-Way GP, LLC, a Delaware limited liability company, the general partner of Quik-Way Retail Associates II, Ltd., a Texas limited partnership, on behalf of said limited partnership.



A handwritten signature in black ink, appearing to read "J. Richards", written over a horizontal line.

Notary Public, State of Texas

THE STATE OF _____

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on the _____ day of September, 2013, by Keith Monroe, President of KeithBev LLC, a Texas limited liability company, on behalf of said company.

Notary Public, State of _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego} ss.

On September 25, 2013 before me, Jennifer Sattley, Notary Public, personally appeared Keith Monroe, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as President of KeithBev LLC, a Texas limited liability company, on behalf of said company, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature



(seal)

EXHIBIT "A"
Legal Description

TRACT VIII:

Being a tract of land situated in the James Mann Survey, Abstract No. 1031, in the City of Forest Hills, Tarrant County, Texas and being all of Lot 1-C-B, Block 2, Park Forest, an addition to the City of Forest Hills, as recorded in Cabinet A, Slide 2918 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), same being described in Special Warranty Deed to Motiva Enterprises LLC as recorded in County Clerks Document D201188721 of the Deed Records Tarrant County, Texas (D.R.T.C.T.) and Quitclaim Deed to Motiva Enterprises LLC, as recorded in County Clerk's Document No. D207432624 D.R.T.C.T., and being more particularly described as follows:

BEGINNING at a found cut "X" in concrete for the northwest corner of said Lot 1-C-B, same being the northeast corner of Lot 1-C-A of said Park Forest plat, said corner also being on the south right of way line of Interstate Highway 20 (350 foot right of way);

THENCE, North 89 degrees 51 minutes 00 seconds East, along the common line between said south right of way line and the north line of said Lot 1-C-B, a distance of 231.00 feet to a 5/8-inch found iron rod with cap stamped "Huit_Zollars" for the northeast corner of said Lot 1-C-B and being on the west right of way line of Forest Hill Drive (80 foot right of way);

THENCE South 00 degrees 00 minutes 00 seconds East, along the common line between said west right of way line and the east line of said Lot 1-C-B, a distance of 150.00 feet to point for the southeast corner of said Lot 1-C-B and being the northeast corner of Lot 1, Block 1 of the Shoneys Addition, as recorded in Volume 388-194, Page 13, P.R.T.C.T. from which a 1/2-inch found iron rod bears South 07 degrees 42 minutes 47 seconds East, a distance of 0.43 feet;

THENCE South 89 degrees 51 minutes 00 seconds West, along the common line between said Lot 1 and said Lot 1-C-B, a distance of 165.00 feet to a 1/2-inch set iron rod with cap stamped "Halff Assoc. Inc." for the northwest corner of said Lot 1;

THENCE South 00 degrees 00 minutes 00 seconds East continuing along the common line between said Lot 1 and said Lot 1-C-B, a distance of 129.55 feet to a point for corner on the north right-of-way line of Forest Hill Circle (60 foot right-of-way);

THENCE South 89 degrees 46 minutes 50 seconds West, departing said common line and along said north right-of-way line, a distance of 66.00 feet to a 1/2-inch found iron rod for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, departing said north right-of-way line and along the common line between the west line of said Lot 1-C-B and an east line of said Lot 1-C-A, a distance of 279.63 feet to the POINT OF BEGINNING Containing 43,203 square feet or 0.9918 acres of land, more or less.

EXHIBIT "B"
Permitted Exceptions

1. Restrictive covenants recorded under Clerk's File No. D208060060, Volume 8676, Page 962, Real Property Records, Tarrant County, Texas.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years.
4. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Tarrant County, Texas.
5. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.
6. Matters contained in that certain document

Entitled: Access Agreement
Dated: February 20, 2008
Executed by: Motiva Enterprises LLC and Quik-Way Retail Associates II, Ltd
Recording Date: February 22, 2008
Recording No: Clerk's File No. D208060061, Deed Records, Tarrant County, Texas

Reference is hereby made to said document for full particulars.

7. Matters contained in that certain document

Entitled: Memorandum of Lease
Dated: February 20, 2008
Executed by: Quik-Way Retail Associates II, Ltd. to 7-Eleven, Inc.
Recording Date: February 22, 2008
Recording No: Clerk's File No. D208060093, Deed Records, Tarrant County, Texas

Reference is hereby made to said document for full particulars.

8. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated February 20, 2008, recorded February 22, 2008 at under Clerk's File No. D208060060 of the Official Records of Tarrant County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the

interest(s) evidenced by this instrument, and Grantor makes no representation as to the ownership or holder of such interest(s).

9. Right of first Refusal contained in deed from Motiva Enterprises, LLC to Quik-Way Retail Associates II, Ltd., dated February 20, 2008, recorded under Clerk's File No. D208060060, Deed Records, Tarrant County, Texas.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Texas Electric Service Company
Recording Date: September 9, 1968
Recording No: Volume 4613, Page 409, Deed Records, Tarrant County, Texas

Shown on survey, dated 7/23/2007, by Douglas Calhoun, Registered Professional Land Surveyor, #5619.

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Texas Electric Service Company
Recording Date: September 9, 1968
Recording No: Volume 4613, Page 451, Deed Records, Tarrant County, Texas

Shown on survey, dated 7/23/2007, by Douglas Calhoun, Registered Professional Land Surveyor, #5619.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: State of Texas
Recording Date: January 21, 1986
Recording No: Volume 8434, Page 249, Deed Records, Tarrant County, Texas

Shown on survey dated 7/23/2007, by Douglas Calhoun, Registered Professional Land Surveyor, #5619.

13. The following items as shown on plat recorded in Cabinet A, Slide 2918, Plat Records, Tarrant County, Texas:

- 1) Thirty five foot set back lines; and
- 2) Twenty foot by twenty foot public open space easement

Shown on survey, dated 7/23/2007, by Douglas Calhoun, Registered Professional Land Surveyor, #5619.

EXHIBIT "C"
Right of First Refusal

(a) If at any time prior to the expiration of the Brand Covenant Period, Grantee or any subsequent owner of the Property ("Premises Owner") (i) receives an acceptable bona fide offer to purchase or lease from a ready, willing, and able purchaser or lessee which Grantee or any Premises Owner desires to accept, or (ii) makes a bona fide offer to sell, lease or otherwise transfer to such a purchaser or lessee, all of Grantee's or any Premises Owner's right, title and interest in and to the Property, or any interest therein ("Offer"), Grantee or such Premises Owner shall provide written notice to Motiva, specifying the name and address of the buyer or lessee and the price and complete terms of the Offer, accompanied by Grantee's or any Premises Owner's affidavit that the proposed sale or lease transaction described in the Offer is in good faith. Motiva will then have the prior option to purchase or lease the Property at the price and on the terms of the Offer, but subject to the terms provided below ("Right of First Refusal").

(b) Motiva shall provide written notice to Grantee or such Premises Owner, as applicable, of Motiva's election to exercise its Right of First Refusal within 30 days (15 days of written notice by a foreclosure grantee after a foreclosure event) after such Person provides written notice to Motiva of the Offer. Within 20 days after the date of the notice provided to such Person of Motiva's election to exercise its Right of First Refusal, Motiva shall designate a title company and provide written notice to such Person of the same. Such Person shall deposit with the title company a recordable special warranty deed or lease, as applicable, to Motiva, in form satisfactory to Motiva, for the Property. Motiva shall deposit with the title company any earnest money required by the Offer. Promptly thereafter, such Person shall (or Motiva may), at Motiva's expense, order from the title company a report on title to (or leasehold interest in) the Property and a commitment for an owner's or lessee's (as applicable) policy of title insurance. Upon written notice from Motiva to such Person and the title company that title is acceptable, the title company shall deliver to Motiva the deed or lease executed by such Person, together with the owner's or lessee's (as applicable) policy of title insurance, against payment by Motiva of the purchase price (which shall include payment of any costs, fees, expenses, documentary, transfer and like taxes required to be paid by Motiva), less any earnest money, as such allocation of costs, fees and expenses may be set forth in the Offer. Thereafter, the title company shall deliver to such Person the purchase price required by the Offer less the amount of any liens excepted to by Motiva and less the amount of any and all costs, fees, expenses, documentary, transfer and like taxes required to be paid by such Person as set forth in the Offer. Taxes and rent will be prorated as of the date of delivery of the deed (or the assignment of lease, as applicable) from the title company to Motiva. In the event title is not marketable and upon receipt from Motiva of written notice that the title is not marketable, Grantee or such Premises Owner, as applicable, shall use commercially reasonable efforts to cure such title objections by the closing, including, without limitation, insuring against or providing a bond or suitable escrow for, any lien or other encumbrance that represents a liquidated amount or sum of money. If such Person is unable to make title marketable, Motiva may elect not to purchase the Property, in which case the title company shall return the deed (or assignment of lease) to such Person, and the earnest money to Motiva. For purposes of this agreement, title shall be deemed "marketable", unless there is an exception to title (other than a Permitted Exception set forth in Exhibit "B") that would prevent the use of the Property as a fueling station. Notwithstanding anything contained herein to the

contrary, in the event Motiva elects to exercise its Right of First Refusal, closing shall occur on the later of (i) the date set forth in the Offer, or (ii) 60 days following Motiva's exercise of its Right of First Refusal. If Motiva elects to not exercise its Right of First Refusal for any reason, Grantee or such Premises Owner, as applicable, may sell the Property under the terms described in the notice of the Offer provided to Motiva, provided, that such sale is concluded within one hundred eighty (180) days of Motiva's election to not exercise its Right of First Refusal, otherwise the Property shall again be subject to the Right of First Refusal provisions described herein. Any proposed sale of the Property under different terms than those described in such notice of the Offer is subject to the Right of First Refusal provisions described herein.

(c) The Right of First Refusal is not limited by any other rights Motiva has, if any, to acquire the Property. The Right of First Refusal runs with the land or leasehold interest, inures to the benefit of, and binds the respective successors in interest and assigns thereof. Motiva's failure to exercise its Right of First Refusal as to the Offer on the Property is not a waiver of its right to a Right of First Refusal for any other or subsequent bona fide offer as to the Property.

(d) The Right of First Refusal shall not apply to any lease or sublease by Grantee to any Third-Party or other Person operating a retail motor fuel facility at the Property using the "Shell" Brand pursuant to a written agreement with Grantee or Premises Owner, or any affiliate of Grantee, or Premises Owner, as applicable, provided, Grantee retains ownership and control of, and full contractual and regulatory responsibility for, the UST System throughout the term of the lease or sublease with such Third-Party or Person.

CITY OF FOREST HILL

Building Inspections Division Certificate of Occupancy

This certificate issued pursuant to the requirements of sections 110 & 111 of the 2018 International Building Code and section 64-281, Ordinance # 2016-03-001 certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use. For the following:

6550 FOREST HILL DR

Business Name: 7-ELEVEN STORE #34098C

Certificate #: 33226

Business Owner: SAINT ANGELO LLC
ALFATT ELGAMAL

Phone: (817)551-5874
(682) 248-1026

Group: II Type Construction: B

Zoning: (GB) GENERAL BUSINESS

Building Owner: KEITHBEV LLC.

Address: 17140 BERNARDO CNTR DR #300
SAN DIEGO, CA 92128

Sprinkler System: Provided YES

Occupancy Load: 30

Required: YES

Stipulations: SCREENED DUMPSTER REQUIRED. PARKING LOT FREE OF TRASH AND DEBRIS AT ALL TIMES.

Building Inspector

Fire Chief

03/21/2023

Date of Issuance



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (7/2022)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.
Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) 7-Eleven Convenience Store #34098C			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Saint Angelo LLC			
3. Type of Owner ☐ Corporation ☒ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____			
4. Location Address 6550 Forest Hill Dr.			
City Forest Hill		County Tarrant	State TX
5. Mailing Address P.O. Box 139044		County Dallas	State TX
City Dallas		Zip Code 75313-9044	
6. Business Telephone Number 817-551-5874		Alternate Telephone Number 682-248-1026	E-mail Address alfatt.zaky@gmail.com
7. Application for:			
☒ Original		☐ Reinstatement License/Permit Number _____	
☐ Change of Location License/Permit Number _____		☐ Reinstatement and Change of Trade Name License/Permit Number _____	
☐ Change of Location and Trade Name License/Permit Number _____			
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License		☐ E Local Cartage Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit		☐ ET Third-Party Local Cartage Permit	
☐ LP Local Distributor's Permit		☒ Q Wine Only Package Store	
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License		☐ E Local Cartage Permit	
☐ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit		☐ FB Food and Beverage Certificate	
☐ BP Brewpub License		☐ LH Late Hours Certificate	
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License		☐ D Distillers and Rectifiers Permit - allows on-premise consumption	
☐ BC Branch Distributor's License		☐ DS Out-of-State Winery Direct Shipper's Permit	
☐ BN Nonresident Brewer's License		☐ G Winery - allows on-premise consumption	
☐ BW Brewer's License		☐ J Bonded Warehouse	
☐ JD Bonded Warehouse (Dry Area)		☐ S Nonresident Seller's Permit	
		☐ SD Brewer's Self-Distribution License	
		☐ W Wholesaler's Permit	
		☐ X General Class B Wholesaler Permit	
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar		☐ Grocery/Market	
☐ Civic Center		☐ Hotel	
☒ Convenience Store		☐ Motel	
☐ Delivery Company		☐ Movie Theater	
		☐ Package Store	
		☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	
		☐ Racetrack	
		☐ Restaurant	
		☐ Sexually Oriented	
		☐ Sporting Arena	

Trade Name: _____

7-Eleven Convenience Store #34098C

Location Address: 6550 Forest Hill Dr.

City: Forest Hill

County: Tarrant

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

☐	The governing body of this city or county has by ordinance or order authorized the sale of mixed beverages between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

Trade Name: _____ 7-Eleven Convenience Store #34098C _____

Location Address: 6550 Forest Hill Dr. _____ City: Forest Hill _____ County: Tarrant _____

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit... requests certification, the city secretary... shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, TEXAS
City Secretary/Clerk _____ City _____

SEAL

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

☐ I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk _____ City _____

SEAL

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk _____ City _____

SEAL

Certificate of City Secretary for: BB, BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal."

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk _____ City _____

SEAL

Trade Name: 7-Eleven Convenience Store #34098C

Location Address: 6550 Forest Hill Dr.

City: Forest Hill

County: Tarrant

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit... requests certification, the county clerk... shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order...

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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SIGN

HERE _____ County
County Clerk

SEAL

On-Premise Certifications

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Certificate of County Clerk (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

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☐ BE*	Retail Dealer's On-Premise License
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*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
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SIGN

HERE _____ County
County Clerk

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

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OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____ County
County Clerk

SEAL

Trade Name: 7-Eleven Convenience Store #34098C

Location Address: 6550 Forest Hill Dr. City: Forest Hill County: Tarrant

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order...

Certificate of County Clerk for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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SIGN

HERE _____ County Clerk _____ County

SEAL

Certificate of County Clerk for Winery (G) Applicants

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I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

☐ I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____ County Clerk _____ County

SEAL

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and
☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____ County Clerk _____ County

SEAL

Certificate of County Clerk for: BB & BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal."

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____ County Clerk _____ County

SEAL

Trade Name: 7-Eleven Convenience Store #34098C

Location Address: 6550 Forest Hill Dr.

City: Forest Hill

County: Tarrant

**Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38**

Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date (MM/DD/YYYY)	
Signature of Notary Public	
SEAL	

ATTACH PRINTED

COPY OF THE

NOTICE HERE

[Click here to see example of
newspaper publication](#)

Comptroller of Public Accounts Certificate for All Applicants

TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____

FIELD OFFICE _____

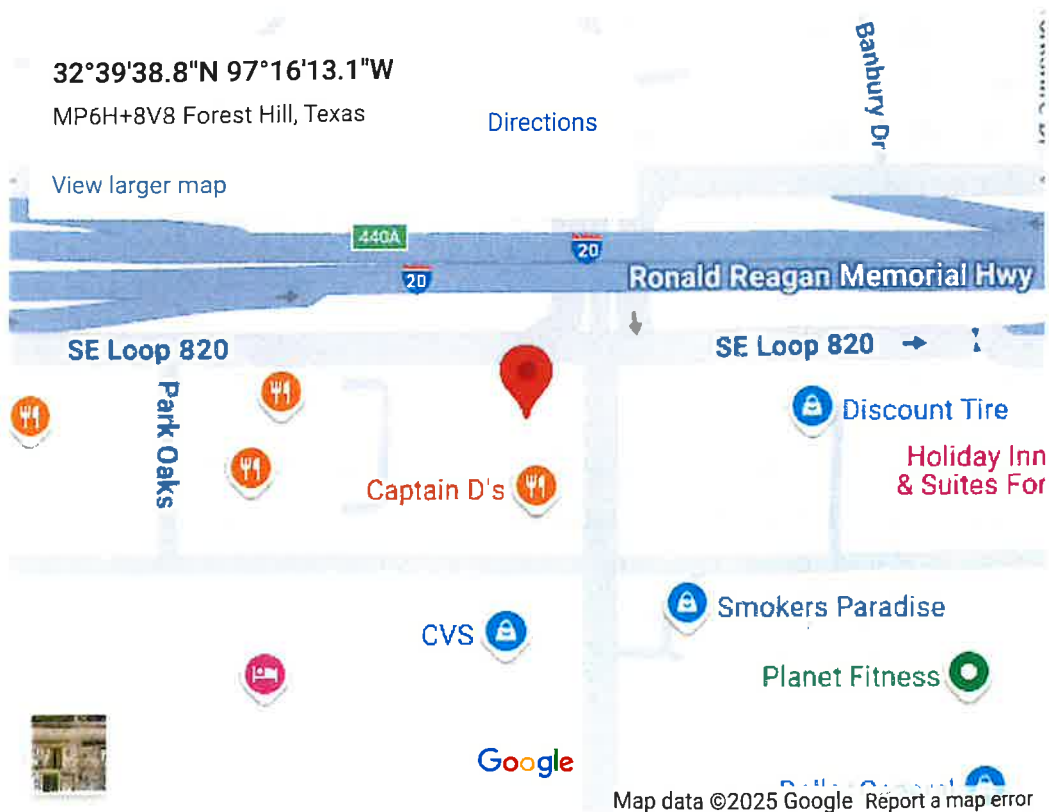
SEAL



Account: 07280092
Address: 6550 FOREST HILL DR

[Export Property Page](#)

Location



This map, content, and location of property is provided by Google Services.

Address: [6550 FOREST HILL DR](#)

City: FOREST HILL

Georeference: [31563-2-1CB2](#)

Subdivision: [PARK FOREST ADDITION](#)

Neighborhood Code: [Service Station General](#)

Latitude: 32.6607811327

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Property Documents

Documents

2025 Documents

⌄ Loading documents...

2024 Documents

Show Documents

Owner Information

Current Owner:

KEITHBEV LLC

Primary Owner Address:

17140 BERNARDO CNTR DR # 300
SAN DIEGO, CA 92128

Deed Date: 9/26/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213253754](#)

Previous Owners:

Name

QUIK-WAY RETAIL ASSOC II LTD

Date

2/20/2008

Instrument

[D208060060](#)

Year

2024

Improvement Market

\$315,913

Land Market

\$328,125

Total Market

\$644,038

Total Appraised+

\$644,038

Year

2023

Improvement Market

\$300,155

Land Market

\$328,125

Total Market

\$628,280

Total Appraised+

\$628,280

Year

2022

Improvement Market

\$262,810

Land Market

\$328,125

Total Market

\$590,935

Total Appraised+

\$590,935

Year

SPECIFIC USE PERMIT STIPULATIONS:

The Specific Use Permit is hereby made subject to the following condition(s) and requirement(s) for Alcoholic Beverage Sales/Off-premise consumption.

The Specific Use Permit shall be specific to the owner:

Saint Angelo LLC
2344 Leafy Glen Ct.
Bedford, TX 76022

- (1) Owner shall abide by all City Ordinances and Regulations now in effect, or which shall be hereinafter enacted.
- (2) Owner shall abide by Texas House Bill 1024 relating to the pick-up and delivery of alcoholic beverages for off-premise consumption.
- (3) Specific Use Permit (SUP) shall be specific to the owner/applicant and shall not be transferred to another person, company, entity, or location.
- (4) Off-premise alcoholic beverage sales shall be limited to liquor, beer and wine.
- (5) The business owner shall ensure that the business parking lot remains clear of trash including but not limited to food containers, cans, bottles, broken glass and all other waste.
- (6) The building and parking lot where off-premise alcoholic beverages are sold must be well lit at all times.

I have reviewed these stipulations and I agree to them for my application to the City of Forest Hill for a Specific Use Permit.

08/11/2025

Date

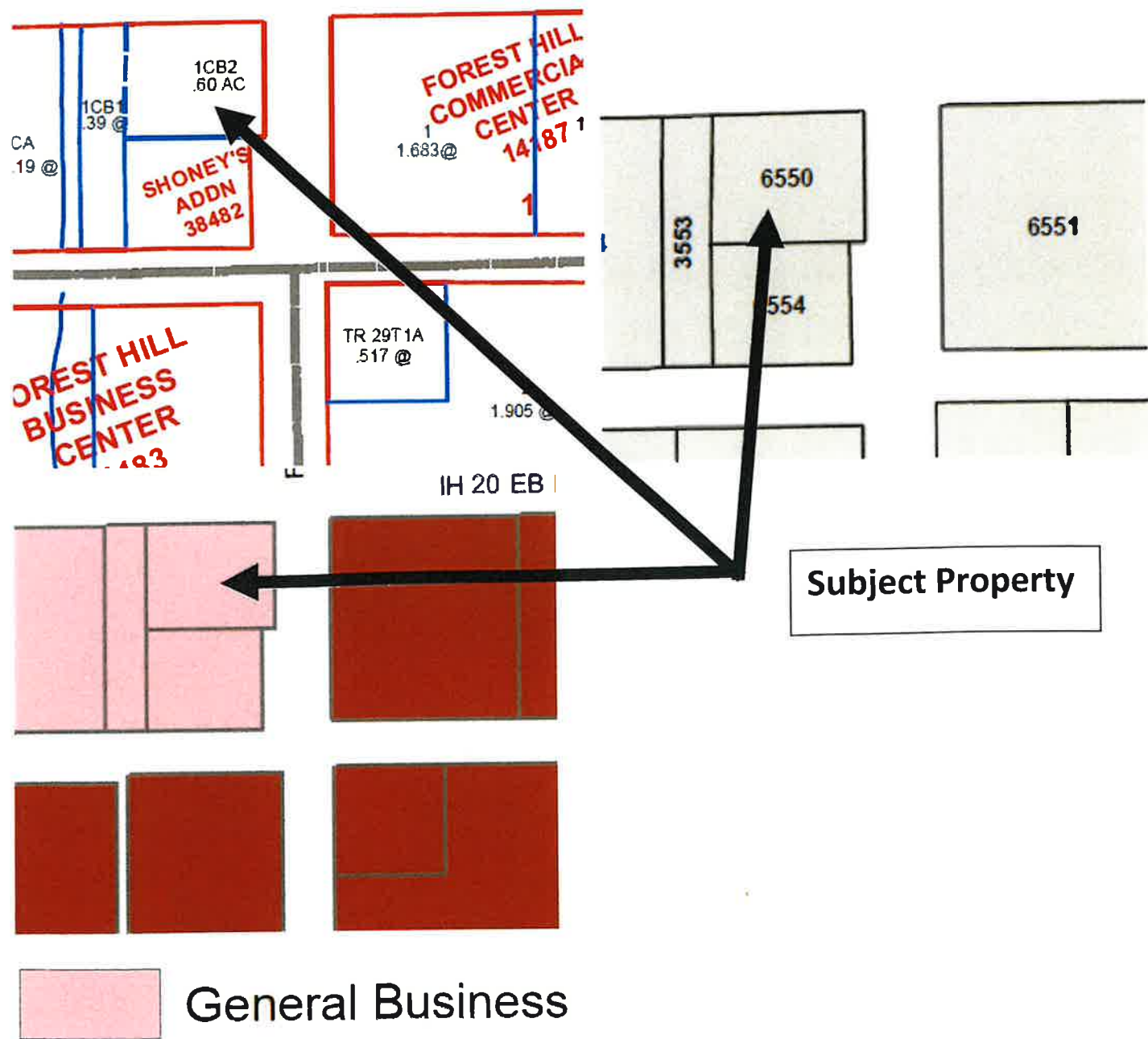


Signature of Representative – Saint Angelo LLC

Tim Ilaoa

Printed name of Representative – Saint Angelo LLC

6550 Forest Hill Drive



Entertainment, Recreation, and Food Uses										Definition	
R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	
Alcoholic Beverage Sales/Off-Premise Consumption						S	S	S	S	S	An establishment which offers to its patrons a variety of alcoholic beverages packaged for consumption away from the premises.
Alcoholic Beverage Sales/On-Premise Consumption						S	S	S	S	S	An establishment which offers to its patrons alcoholic beverages or mixed alcoholic beverages for consumption in opened containers or vessels.
Amusement Center, Indoor						X	X	X	X		A facility providing game equipment for entertainment and amusement as its primary source of income. Games contained in the facility may include coin-operated machines utilizing balls, pins, and baskets, video equipment, and pinball. Other equipment may include skill games such as pool, billiards, bowling, shuffleboard, darts, and batting cages. Any combination of these games may be used in the facility. Games of wagering and chance, including 8-liners, categorized as gambling are prohibited and not included in this use.
Amusement Center, Outdoor							S	X	X	X	An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open which includes but is not limited to a miniature golf course, go-cart track, bumper boats, roller coasters, paint ball courses, and other associated entertainment type rides. This shall include water parks, amusement parks, carnivals, etc.
Assembly/Dance/Banquet Hall						X	X	X	X	X	A building and associated facilities for lease, rent or hire dedicated to social or recreational activities without the serving of alcohol.
Bakery (Retail)						X	X	X	X	X	An establishment which produces bakery goods and various confectionery items, such as rolls, bread, cakes, etc. for direct sale to the consumer.
Bar, Nightclub							S	S	S	S	A place where spirituous, vinous, malt or other alcoholic beverages are sold for consumption on premises; provided however, that incidental holding areas within restaurants for customers awaiting seating and in which alcoholic beverages are served shall not be construed to be "bars" so long as such holding area or areas do not exceed 25% of the total square footage of the restaurant, excluding kitchen areas, and the gross sales for alcoholic beverages within the restaurant excluding such holding areas do not exceed 20% of the gross receipts of the restaurant; and, further, provided that restaurants which derive 20% or less of their gross receipts from the sale of alcoholic beverages shall not be construed to be "bars".
Batting Cages							X	X	X	X	A private, commercial enterprise offering outdoor batting cages to the general public for a fee or charge.
Bingo Establishment							S	S	S	S	An establishment, operated by a licensed non-profit organization, which offers a specific game of chance, commonly known as bingo or lotto, in which prizes are awarded on the basis of designated numbers or symbols on a card conforming to number or symbols selected at random. Establishment and operators must meet all regulations as required by the Texas Alcoholic Beverage Commission.
Bowling Alley							X	X	X	X	A facility housing a series of wooden lanes on which a hard ball is rolled down in an effort to knock down wooden pins, usually having facilities for food or drink. Should this use include the selling of alcoholic beverages, then a Specific Use Permit shall be required.
Cafeteria/Cafe/Restaurant/Fast Food						X	X	X	X	X	A commercial eating establishment where snacks or meals are vended for consumption primarily on the premises. This definition is intended to include establishments with delivery offered to automobiles away from the main building.



August 18, 2025

Mr. John Bondurant Jr.
Commercial Recorder
ATTN: Legal Notices – via email: recorder@flash.net

Dear Mr. Bondurant:

Please publish the following Legal Notice in the **Friday, August 22, 2025** issue of the *COMMERCIAL RECORDER*. This notice will run for one day only. The invoice may be sent to the City of Forest Hill Planning Department for processing at 3219 California Parkway, Forest Hill, TX 76119.

Legal Notice
Notice of Public Hearings

The Forest Hill Planning and Zoning Commission will hold a public hearing on **Monday, September 8, 2025**, at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. The Forest Hill City Council will conduct a second public hearing on these matters on **Tuesday, September 16, 2025**, at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the Zoning Ordinance and the proposed changes are available for viewing at the Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119. Any other information may be obtained by calling the City of Forest Hill at 817-568-3009.

Case #PZ 2025-08

To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately .6026 acre parcel of real property commonly known as 6550 Forest Hill Drive and described as being part of the Park Forest Addition, Lot 1CB2, Block 2 in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB (General Business) with a Specific Use Permit to allow for "Alcoholic Beverage Sales/Off-Premise Consumption" use. The owner is Saint Angelo LLC; the applicant is Tim Ilaoa.

If you have any questions, please contact Venus Wehle at 817-568-3009. Thank you.

Venus M. Wehle, PCED

Venus M. Wehle, PCED
City Manager
City Planner
vwehle@foresthilltx.org/817-568-3009

Commercial RECORDER

Court and Commercial Daily

— ESTABLISHED 1903 —

VOL. 123 — NO. 162
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FRIDAY MORNING, AUGUST 22, 2025

commercialrecorder.com
(ISSN 1091-3998) SINGLE COPY 75¢

Scars You Can't See: Why Even Champions Aren't Bully-Proof Beneath every belt is a story - These fighters are breaking their silence to help end bullying for good

OKLAHOMA CITY, Okla. — The world champion who is happy to speak out about bullying to anyone who listens. He also encourages today's youth to take control and have likely up martial arts as a way to cope never been bullied. The truth with bullying. For some, however, paints a very different story. With the stories they tell, it's easy to see that even champions are not immune to being bullied. The United States Fight League (USFL) has partnered with Stand for the Silent to share their own bullying stories and discuss the ways they are addressing this issue among today's youth.

"I think that many younger people find it at least a little bit comforting to know that even champion fighters have been bullied and are working to help raise awareness about it," says Kirk Smalley, co-founder of Stand for the Silent. "We need to get information like this out to the masses to give them hope and help address this issue plaguing our nation's youth."

Two champion mixed martial arts (MMA) fighters have both been impacted by bullying, including Irann Orozco and Trey Anderson. Orozco was traumatized by bullying starting at the age of 13, when she was sent to a military school. Like many who are victims of bullying, she became withdrawn and traumatized. She decided to join a mixed martial arts gym, which eventually led to her joining a professional boxing gym as the only female athlete.

When asked why she fights, she replied, "Why do you breathe?" Becoming a professional fighter was something she felt she had to do, as it gave her the confidence and skills she needed to be no longer traumatized by bullies. Today, she's a world bronze medalist and champion athlete who speaks out about bullying to help others who may be enduring it and to help bring it to an end.

Anderson began learning martial arts at the young age of six, but it didn't protect him from being bullied as he grew up. While he spent years as a target for bullies, he continued to hone his martial arts craft, learning how to rise above the bullying and feel confident in his skills. Today, he's a mixed martial arts champion and 8-time ISKA karate

3. Talking to the School Isn't Easy—His experience advocating for his son and the challenges of getting schools to act.

4. Stand Up—for Yourself or Someone Else—Why it's vital to speak up—for yourself or those who can't—and set boundaries with bullies.

5. Schools Need to Look Deeper—The need for schools to show empathy, understand root causes, and help kids in crisis.

6. Adversity Builds a Champion—How setbacks shaped his mindset—and how youth can turn challenges into growth.

7. Teaching Confidence, Respect, and Resilience—How adults can guide kids to develop self-worth, empathy, and inner strength.

8. You're Not Alone—A powerful reminder that bullying doesn't define you—and support is always within reach.

Stand for the Silent and USFL are seeking additional corporate sponsors to work with. In doing so, it provides corporate sponsors the opportunity to share their stories and advocacy regarding bullying and to help address it with schools and communities nationwide. It provides an opportunity for corporations to join a national movement to end bullying with The partnership will help de-

liver anti-bullying programs to schools nationwide, include fighter public service announcements that reach millions using social media, college scholarships for those fighting bullying, and high-profile campaign visibility at MMA events. Partnerships start at \$2,500 and offer various levels of commitment. More information about sponsorships can be found online.

"We all want bullying to be addressed once and for all," added Smalley. "To do that, it takes all of us working together. This includes corporations, non-profit organizations, schools, communities, and individuals. The more people involved in the movement, the more effective and successful it will be."

The USFL is the organization responsible for organizing and developing America's international MMA teams and the authority of amateur MMA in international competition.

According to the U.S. Department of Health and Human Services, over 19% of students ages 12-18 have been bullied nationwide. Over 15% of those bullied report that it was by a student who was perceived as more powerful than they are.

The prevalence of bullying is higher in middle school than in high school.

Stand for the Silent travels the country, delivering presentations about bullying to schools, providing bullying prevention resources, offering scholarships, and providing intervention strategies. Those interested in getting involved can start a chapter of the group in their area, obtain a free K-2 bullying prevention curriculum or a cyberbullying handbook for parents, host a presentation at their school, introduce the 'How It All Started' video, and donate to help support the cause. To get more information, visit the site at: <https://standforthesilent.org/>

About Stand for the Silent
Started in 2010, Stand for the Silent is an organization dedicated to helping eliminate bullying nationwide. Kirk and Laura Smalley founded the group after their child took his own life due to bullying. They offer free resources for parents and educators and travel to schools to host presentations. They have been to over 6,700 schools and spoken with more than 4.5 million students. To get more information, visit the site at: <https://standforthesilent.org/>

Sources:
U.S. Department of Health and Human Services. Facts About Bullying. October 2024. <https://www.stopbullying.gov/resources/facts>

Specific activities that can be included in the following: development of nine-element watershed protection plans including demonstration and education of stakeholder groups, surface water quality monitoring, data analysis and modeling, implementation of nine-element watershed protection plans and the nonpoint source portion of the total maximum daily load implementation plans, demonstration of innovative best management practices, technical assistance to landowners for conservation planning, public outreach/education, and monitoring activities to determine the effectiveness of specific pollution prevention methods.

To obtain a complete copy of the TSSWCB's request for proposals and proposal submission packet, please click here <https://www.tsswcb.texas.gov/programs/texas-nonpoint-source-management-program>, or contact Jana Lloyd at (254) 773-2250 ext. 224 or (254) 231-2491. Proposals must be received electronically by 5:00 p.m. CDT, Friday, September 19, 2025 to jlloyd@tsswcb.texas.gov.

You can find the Texas State Soil and Water Conservation Board at www.tsswcb.texas.gov, on Facebook, and on Twitter @TSSWCB. The Texas State Soil and Water Conservation Board, established in 1939, administers Texas' soil and water conservation law and delivers coordinated natural resource conservation programs to agricultural producers through the State's 216 Soil and Water Conservation Districts. The Texas State Soil and Water Conservation Board is the lead agency for planning, implementing, and managing programs for preventing and abating agricultural and silvicultural nonpoint sources of water pollution.

The Texas State Soil & Water Conservation Board Requests Proposals for FY2026 Nonpoint Source Grant Program

TEMPLE—The Texas State Soil and Water Conservation Board (TSSWCB) is requesting proposals for watershed assessment, planning, implementation, demonstration and education projects seeking funding under the FY2026 Nonpoint Source Grant Program. Proposed projects should focus on agricultural and/or silvicultural nonpoint source pollution prevention and abatement activities within the boundaries of impaired or threatened watersheds. Up to \$1 million of the TSSWCB's FY2026 Clean Water Act §319(h) grant will be eligible for this request for proposals. A competitive proposal review process will be used so that the most appropriate and effective projects are selected for funding.

Specific activities that can be included in the following: development of nine-element watershed protection plans including demonstration and education of stakeholder groups, surface water quality monitoring, data analysis and modeling, implementation of nine-element watershed protection plans and the nonpoint source portion of the total maximum daily load implementation plans, demonstration of innovative best management practices, technical assistance to landowners for conservation planning, public outreach/education, and monitoring activities to determine the effectiveness of specific pollution prevention methods.

To obtain a complete copy of the TSSWCB's request for proposals and proposal submission packet, please click here <https://www.tsswcb.texas.gov/programs/texas-nonpoint-source-management-program>, or contact Jana Lloyd at (254) 773-2250 ext. 224 or (254) 231-2491. Proposals must be received electronically by 5:00 p.m. CDT, Friday, September 19, 2025 to jlloyd@tsswcb.texas.gov.

Specific activities that can be included in the following: development of nine-element watershed protection plans including demonstration and education of stakeholder groups, surface water quality monitoring, data analysis and modeling, implementation of nine-element watershed protection plans and the nonpoint source portion of the total maximum daily load implementation plans, demonstration of innovative best management practices, technical assistance to landowners for conservation planning, public outreach/education, and monitoring activities to determine the effectiveness of specific pollution prevention methods.

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You can find the Texas State Soil and Water Conservation Board at www.tsswcb.texas.gov, on Facebook, and on Twitter @TSSWCB. The Texas State Soil and Water Conservation Board, established in 1939, administers Texas' soil and water conservation law and delivers coordinated natural resource conservation programs to agricultural producers through the State's 216 Soil and Water Conservation Districts. The Texas State Soil and Water Conservation Board is the lead agency for planning, implementing, and managing programs for preventing and abating agricultural and silvicultural nonpoint sources of water pollution.

Stand for the Silent travels the country, delivering presentations about bullying to schools, providing bullying prevention resources, offering scholarships, and providing intervention strategies. Those interested in getting involved can start a chapter of the group in their area, obtain a free K-2 bullying prevention curriculum or a cyberbullying handbook for parents, host a presentation at their school, introduce the 'How It All Started' video, and donate to help support the cause. To get more information, visit the site at: <https://standforthesilent.org/>

About Stand for the Silent
Started in 2010, Stand for the Silent is an organization dedicated to helping eliminate bullying nationwide. Kirk and Laura Smalley founded the group after their child took his own life due to bullying. They offer free resources for parents and educators and travel to schools to host presentations. They have been to over 6,700 schools and spoken with more than 4.5 million students. To get more information, visit the site at: <https://standforthesilent.org/>

Sources:
U.S. Department of Health and Human Services. Facts About Bullying. October 2024. <https://www.stopbullying.gov/resources/facts>

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PUBLIC NOTICE

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Continued from page 4

Bank National Association, in its capacity but solely as trustee for N2 Pass-Through Trust XII, its successors and assigns by and through its attorney of record, Thomas L. Brackett of Barrett Daffin Frappier Turner & Engel, LLP, 4604 Belt Line Road, Suite 100, Addison, Texas 75001, 972-386-5040, brought suit against Defendants Deborah Lynn Mosley, Ronnie Lee Sloan, II, Tommy Eugene Barber, Tommy Joe Hampton, Jr., and the Unknown Heirs at Law of Linda Davis to interfere with the plaintiff's interest in the property located at 5509 Taylor Road W, Fort Worth, Texas 76114 and legally described as:

BEING LOT 18 IN BLOCK 1 OF RIVEROAKS PARK, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 398-C, PAGE 20 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

The State of Texas, To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas, Greeting: You are hereby commanded to serve the foregoing Citation by making publication thereof in some newspaper, of legal circulation, published in the County of Tarrant, once each week for four consecutive weeks, the first publication to be at least 28 days before the return day of the Citation.

Herein fail not, but on the return herein above named have you then and there before said Court, Writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this August 12, 2025.

THOMAS A. WILDER, Clerk of District Courts of Tarrant County, Texas.

By /s/ Amanda Duran, Deputy Amanda Duran, Deputy

NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer to rule 114 in the Texas Rules of Court, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at [TexasLawHelp.org](https://www.texaslawhelp.org).

CITATION BY PUBLICATION
SUIT NO. 342-D-43302-24
STATE OF TEXAS
COUNTY OF TARRANT

In the name and by the authority of the State of Texas, notice is hereby given as follows to:

DEFENDANTS
Billy Evans (In Rem Only); Kathron Evans, Deceased (In Rem Only)

Said application has been made to the Texas Alcoholic Beverage Commission in accordance with the provisions of the Texas Alcoholic Beverage Code.

Application has been made for a Wine and Malt Beverage Retail Dealer's On-Premise Permit / Food and Beverage Certificate for Jennifer Diaz-Owner DBA Mariscos El Puerto De Acapulco located at 3205 Mansfield Hwy, Fort Worth, Tarrant County, Texas 76119

Jennifer Diaz-Owner

Said application has been made to the Texas Alcoholic Beverage Commission in accordance with the provisions of the Texas Alcoholic Beverage Code.

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Jennifer Diaz-Owner

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666 OF THE TARRANT COUNTY DEED RECORDS.

Which property is delinquent in the amount of \$9,213.38, exclusive of interest, penalties, and costs, and there is included in this suit in addition to the taxes all said interest, penalties, and costs thereon.

You are hereby notified that suit has been brought by CITY OF FORT WORTH, TARRANT COUNTY, FORT WORTH INDEPENDENT SCHOOL DISTRICT, TARRANT COUNTY HOSPITAL, DISTRICT TARRANT REGIONAL WATER DISTRICT and TARRANT COUNTY COLLEGE DISTRICT as Plaintiff(s), against the above named person(s) as Defendant(s), by First Amended Petition filed on the 14th day of July, 2025, in a certain suit styled CITY OF FORT WORTH, ET AL. vs. BILLY EVANS, ET AL., which includes the following defendants: Billy Evans (In Rem Only) and Kathron Evans, Deceased (In Rem Only), for collection of the taxes on the property and the suit is now pending in the District Court of Tarrant County, Texas, 342nd Judicial District, and the file number of said suit is NO. 342-D-43302-24, that the names of all taxing units which assess and collect taxes on the property above described, not made parties to this suit, are: NONE.

Plaintiff(s) and all other taxing units who may set up their tax claims herein seek recovery of delinquent ad valorem taxes on the property above described, and in addition to the taxes all interest, penalties, and costs allowed by law thereon up to and including the day of judgment, post judgment interest at the maximum rate allowed by law; and the establishment and foreclosure of liens, if any, securing the payment of same, as provided by law.

All parties to this suit shall take notice that claims not only for any taxes which were delinquent on the property at the time this suit was filed but all taxes becoming due at any time thereafter up to the day of judgment, including all interest, penalties, and costs allowed by law, may upon request, be recovered without further citation or notice to any parties, and all parties shall take notice of and plead and answer to all claims and pleadings now on file and which may hereafter be filed in this cause by all other parties, and all of those taxing units above named who may intervene and set up their respective tax claims against the property.

You are hereby commanded to appear and defend such suit on the first Monday after the expiration of forty-two (42) days from and after the date of issuance hereof, the same being the 1st day of September, 2025, before the honorable District Court of Tarrant County, Texas, to be held at the courthouse thereof, of, then and there to show cause why judgment shall not be rendered for such taxes, penalties, interest, and costs, and condemning said property of the constitutional and statutory tax liens thereon for taxes due the Plaintiff(s) and the taxing unit parties hereto, and those who may intervene herein, together with all interest, penalties, and costs allowed by law up to and including the day of judgment, and all costs of this suit.

Issued but not prepared by District Clerk's Office and given under my hand and seal of said Court in the City of Fort Worth, Tarrant County, Texas, this 15th day of July, 2025.

Thomas A. Wilder, Clerk of the District Court, Tarrant County, Texas, 342nd Judicial District /s/ Vance Bates, Deputy

Tarrant County Commissioners Courtroom

5th Floor, G. K. Maenius Administration Building, 100 E. Weatherford, Fort Worth, Texas

In the event the Tarrant County Commissioners Courtroom in the G.K. Maenius Administration Building is inaccessible to the public due to construction and renovations on September 3, 2025, the public hearing and the regularly scheduled Tarrant County Commissioners Court meeting will take place at:

Charles J. Murray Courtroom, 2nd floor, Tom Vandergriff Civil Courts Building, 100 N. Calhoun St., Fort Worth, Texas

To consider: Establishing two school zones within the Crowley Independent School District - Precinct 2

NOTICE OF PUBLIC HEARING TARRANT COUNTY

Pursuant to Texas Transportation Code, Section 232.003, a Public Hearing will be held: Wednesday, September 3, 2025, at 10:00 A.M., Tarrant County Commissioners Courtroom

5th Floor, G. K. Maenius Administration Building, 100 E. Weatherford, Fort Worth, Texas

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To consider: Authorizing various stop signs be replaced, and two additional stop signs be installed, - Precinct 2

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with the terms of the provisions of the Texas Alcoholic Beverage Code

THAT: Edennest Inc. d/b/a Gas & Grab

HAS FILED APPLICATION FOR A Wine and Malt Beverage Retail Dealer's On-Premise Permit

SAID BUSINESS TO BE CONDUCTED AT: 1141 W Division St, Arlington, Tarrant County, TX 76012

OWNER: Irfan Shar, President/Secretary

Application has been made for a Mixed Beverage, Late Hours Certificate and Food and Beverage Certificate for BRR Sport LLC doing business as Sport Spot Bar & Grill located at 1308 S. Cooper St., Arlington, Tarrant County, TX. Rustam Gautam - Managing Member, Sangeet Adhikari - Managing Member. Said application has been made to the Texas Alcoholic Beverage Commission in accordance with the provisions of the Texas Alcoholic Beverage Code.

Application has been made for a Wine and Malt Beverage Retail Dealer's On-Premise Permit / Food and Beverage Certificate for Jennifer Diaz-Owner DBA Mariscos El Puerto De Acapulco located at 3205 Mansfield Hwy, Fort Worth, Tarrant County, Texas 76119

Jennifer Diaz-Owner

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Charles J. Murray Courtroom, 2nd floor, Tom Vandergriff Civil Courts Building, 100 N. Calhoun St., Fort Worth, Texas

To consider: Authorizing installation of multiple stop signs within the Newkirk Ranch Subdivision - Precinct 4

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To consider: Authorizing various stop signs be replaced, and two additional stop signs be installed, - Precinct 2

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City of Euless

CITY OF EULESS
ORDINANCE NO. 2430

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT TO OPERATE A HOTEL, IN THE COMMUNITY BUSINESS (C-2) ZONING DISTRICT LOCATED AT RICHARD CROWLEY SURVEY, ABSTRACT 312, TRACT 58, NORTHWEST OF THE INTERSECTION OF EAST HARWOOD ROAD AND STATE HIGHWAY 360, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY FOR VIOLATION, PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER, AND PROVIDING AN EFFECTIVE DATE.

Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Euless Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the Euless City Charter and the laws of the State of Texas.

CITY OF EULESS
ORDINANCE NO. 2431

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT FOR A PSYCHIATRIC AND SUBSTANCE ABUSE CARE CENTER IN THE HEAVY INDUSTRIAL (I-2) ZONING DISTRICT LOCATED AT PARK CENTER ADDITION, TRACT 2219 WEST EULESS BOULEVARD, SUITE 200, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY FOR VIOLATION, PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER, AND PROVIDING AN EFFECTIVE DATE.

Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Euless Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the Euless City Charter and the laws of the State of Texas.

CITY OF EULESS
ORDINANCE NO. 2432

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT FOR A PSYCHIATRIC AND SUBSTANCE ABUSE CARE CENTER IN THE HEAVY INDUSTRIAL (I-2) ZONING DISTRICT LOCATED AT PARK CENTER ADDITION, TRACT 2219 WEST EULESS BOULEVARD, SUITE 200, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY FOR VIOLATION, PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER, AND PROVIDING AN EFFECTIVE DATE.

Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Euless Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the Euless City Charter and the laws of the State of Texas.

CITY OF EULESS
ORDINANCE NO. 2433

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT FOR A PSYCHIATRIC AND SUBSTANCE ABUSE CARE CENTER IN THE HEAVY INDUSTRIAL (I-2) ZONING DISTRICT LOCATED AT PARK CENTER ADDITION, TRACT 2219 WEST EULESS BOULEVARD, SUITE 200, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY FOR VIOLATION, PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER, AND PROVIDING AN EFFECTIVE DATE.

Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Euless Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the Euless City Charter and the laws of the State of Texas.

CITY OF EULESS
ORDINANCE NO. 2434

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT FOR A PSYCHIATRIC AND SUBSTANCE ABUSE CARE CENTER IN THE HEAVY INDUSTRIAL (I-2) ZONING DISTRICT LOCATED AT PARK CENTER ADDITION, TRACT 2219 WEST EULESS BOULEVARD, SUITE 200, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY FOR VIOLATION, PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER, AND PROVIDING AN EFFECTIVE DATE.

Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Euless Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the Euless City Charter and the laws of the State of Texas.

CITY OF EULESS
ORDINANCE NO. 2435

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT FOR A PSYCHIATRIC AND SUBSTANCE ABUSE CARE CENTER IN THE HEAVY INDUSTRIAL (I-2) ZONING DISTRICT LOCATED AT PARK CENTER ADDITION, TRACT 2219 WEST EULESS BOULEVARD, SUITE 200, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY FOR VIOLATION, PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER, AND PROVIDING AN EFFECTIVE DATE.

Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Euless Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the Euless City Charter and the laws of the State of Texas.

CITY OF EULESS
ORDINANCE NO. 2436

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT FOR A PSYCHIATRIC AND SUBSTANCE ABUSE CARE CENTER IN THE HEAVY INDUSTRIAL (I-2) ZONING DISTRICT LOCATED AT PARK CENTER ADDITION, TRACT 2219 WEST EULESS BOULEVARD, SUITE 200, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY FOR VIOLATION, PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER, AND PROVIDING AN EFFECTIVE DATE.

Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Euless Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the Euless City Charter and the laws of the State of Texas.

CITY OF EULESS
ORDINANCE NO. 2437

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT FOR A PSYCHIATRIC AND SUBSTANCE ABUSE CARE CENTER IN THE HEAVY INDUSTRIAL (I-2) ZONING DISTRICT LOCATED AT PARK CENTER ADDITION, TRACT 2219 WEST EULESS BOULEVARD, SUITE 200, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY FOR VIOLATION, PROVID

PZ CASE #2025-08 SUP

200 ft. letters

APPLICANT ADDRESS: 6550 Forest Hill Drive, Forest Hill, TX 76140

**Owner Address: KEITHBEV LLC
17140 Bernardo Cntr Dr., #300
San Diego, CA 92128**

**Address: 3350 Forest Hill Circle
CVS Corporation
1 CVS Dr.
Woonsocket, RI 02895-6111**

**Address: 3553 Forest Hill Circle
KEITHBEV LLC
17140 Bernardo Cntr. Dr., #300
San Diego, CA 92128**

**Address: 6551 Forest Hill Drive
TEXMAC PROPERTIES LLC
20615 Messina
San Antonio, TX 78258**

**Address: 6554 Forest Hill Drive
NNN REIT Inc.
450 S. Orange Ave., Suite 900
Orlando, FL 32801**

**Address: 6601 Forest Hill Drive
ALNOOR INC
6315 Chasse Stone Dr.
Orange, TX 77632-1516**

**Address: 3324 SE Loop 820
Taco Bell of America, Inc.
P.O. Box 35370
Louisville, KY 40232**



August 22, 2025

Dear Property Owner/Resident:

The Forest Hill Planning and Zoning Commission will hold a Public Hearing on Monday, September 8, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, Texas, 76119. The Forest Hill City Council will conduct a second Public Hearing on these matters on Tuesday, September 16, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, Texas, 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the request is available for viewing at the Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, Texas, 76119. Any other information may be acquired by calling (817) 568-3009.

Case # PZ 2025-08

To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately .6026 acre parcel of real property commonly known as 6550 Forest Hill Drive and described as being part of the Park Forest Addition, Lot 1CB2, Block 2 in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB (General Business) with a Specific Use Permit to allow for "Alcoholic Beverage Sales/Off-Premise Consumption" use. The owner is Saint Angelo LLC; the applicant is Tim Ilaoa.

This letter is a notification of a Public Hearing of property that is within 200 ft. of your property. You are not required to appear, but should you wish to address the Commission or Council with comments on the proposed cases, you will be afforded the opportunity to speak.

If you have any questions, please contact me at (817) 568-3009 or via email at vwehle@foresthilltx.org.

Thank you,

Venus M. Wehle, PCED
City Manager
City Planner
vwehle@foresthilltx.org

Planning & Zoning Commission Communication Public Hearing and Deliberation 4c

DATE: September 8, 2025

FROM: Venus Wehle, City Manager/City Planner

ITEM: **Case #PZ 2025-09 Public Hearing**

To receive public comments regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately 2.0169-acre parcel of real property commonly known as 4607 E. California Parkway and described as being part of the John Collett Survey, Abstract 261, Tract 9B in the City of Forest Hill, Tarrant County, Texas, from Multi-Family Residential (MF) to Multi-Family Residential with a Specific Use Permit to allow for "Dwelling, Assisted Living Facility" use. The applicant is Denise Deapen of Westerncare Management, LLC, representing owner 4607 E. California ABL I Holdings, LLC.

Case #PZ 2025-09 Deliberation

Discuss and consider action on a recommendation to the City Council for a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately 2.0169-acre parcel of real property commonly known as 4607 E. California Parkway and described as being part of the John Collett Survey, Abstract 261, Tract 9B in the City of Forest Hill, Tarrant County, Texas, from Multi-Family Residential (MF) to Multi-Family Residential with a Specific Use Permit to allow for "Dwelling, Assisted Living Facility" use. The applicant is Denise Deapen of Westerncare Management, LLC, representing owner 4607 E. California ABL I Holdings, LLC.

BACKGROUND:

Vincent Victoria Village has changed ownership and is requesting to continue operations of an assisted living facility at 4607 E. California Parkway.

The suggested conditions for the SUP are as follows:

- (1) The property shall be used, developed, and maintained in accordance with all City of Forest Hill ordinances, codes, and regulations now in effect, or which may be hereafter enacted, including but not limited to:
 - a. City of Forest Hill Code of Ordinances (Zoning, Building, Health & Safety, Nuisance, and Fire Codes);
 - b. 2021 International Fire Code (IFC) as adopted and amended by the City and any subsequent editions and/or amendments thereto as

- adopted by the City;
 - c. 2021 International Building Code (IBC) and related International Codes as adopted by the City and any subsequent editions and/or amendments thereto adopted by the City;
 - d. Texas Health and Safety Code, Chapter 247 (Assisted Living Facilities);
 - e. Texas Department of Aging and Disability Services (DADS) or successor agency licensing requirements;
 - f. Tarrant County Health Department regulations.
- (2) Facility shall be licensed and maintained in good standing with:
- a. State of Texas Health and Human Services Commission (HHSC);
 - b. Tarrant County, as applicable;
 - c. City of Forest Hill business license requirements.
- (3) Facility shall be subject to annual fire safety inspections by the City of Forest Hill Fire Marshal's Office.
- (4) Facility shall be subject to annual building safety inspections by the City's Building Official and any other inspections required by law.
- (5) The owner/operator shall promptly correct any code violations or deficiencies identified in inspections.
- (6) Facility shall comply with all 2021 IFC provisions for Group I-1 or I-2 occupancies, as applicable, including but not limited to:
- a. Fire sprinkler system per NFPA 13 and IFC §903;
 - b. Fire alarm and detection system per NFPA 72 and IFC §907;
 - c. Emergency lighting and illuminated exit signage per IFC §1008 and §1013;
 - d. Fire department access roads and clear fire lanes per IFC §503;.
 - e. Fire hydrant placement and flow per IFC Appendix C;
 - f. Portable fire extinguishers per IFC §906
- (7) A minimum Emergency Evacuation Plan and Fire Safety & Evacuation Drills shall be maintained in accordance with IFC §404 and §405.
- (8) The building exterior, parking lot, landscaping, and signage shall be maintained in good repair at all times.
- (9) All parking areas shall be well-lit during hours of darkness in accordance with the City's lighting standards.
- (10) Parking areas shall remain free of litter and debris, including but not limited to food containers, cans, bottles, broken glass, and waste material.
- (11) Dumpster and waste storage areas shall be screened and secured per City ordinance.
- (12) No inoperative vehicles or equipment storage shall be permitted on-site.

- (13) Exterior lighting shall be designed to minimize glare onto adjacent properties.
- (14) Loitering by non-residents shall be prohibited on the property.
- (15) Any security cameras installed shall be positioned in compliance with privacy laws and City regulations.
- (16) The City of Forest Hill reserves the right to conduct random compliance inspections to ensure ongoing adherence to all laws, rules, regulations, and special conditions related to the property.

The SUP conditions have been provided to the owner and they have agreed to abide by them as shown by the document included in your packet.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. P & Z Case #2025-09 Background Information

MOTION:

Motion to approve or deny a recommendation to the City Council for a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately 2.0169-acre parcel of real property commonly known as 4607 E. California Parkway and described as being part of the John Collett Survey, Abstract 261, Tract 9B in the City of Forest Hill, Tarrant County, Texas, from Multi-Family Residential (MF) to Multi-Family Residential with a Specific Use Permit to allow for "Dwelling, Assisted Living Facility" use. The applicant is Denise Deapen of Westerncare Management, LLC, representing owner 4607 E. California ABL I Holdings, LLC.

SPECIFIC USE PERMIT APPLICATION

3219 California Pkwy, Forest Hill, TX 76119
Phone: (817) 806-4561 Fax: (817) 984-8254

NOTE: THE REQUEST IS FINAL ONLY WHEN THE FOREST HILL CITY COUNCIL HAS TAKEN FINAL ACTION ON IT. THE APPLICANT IS CAUTIONED NOT TO MAKE ANY FINANCIAL OR LEGAL COMMITMENTS TO THE PROPERTY UNTIL FINAL DISPOSITION OF THE REQUEST

DATE: 08/08/2025

PROPERTY ADDRESS: 4607 E California Pkwy

CITY: Forest Hill STATE: TTX ZIP CODE: 76119

LEGAL DESCRIPTION* (LOT, BLOCK & SUBDIVISION): Collett, John Survey; Abstract 261 Lot 9B

NOTE: IF PROPERTY IS UNPLATTED, ATTACH METES AND BOUNDS DESCRIPTION TO APPLICATION AND PROVIDE ELECTRONIC COPY IN WORD DOCUMENT FORMAT)

AREA IN ACRES: 2.0169 PRESENT ZONING: Multi-Family Residential

PRESENT USE: Assisted living facility

DESCRIBE SPECIFIC USE REQUESTED: Assisted living facility

REASON FOR REQUEST: Continued use of existing busines operations

APPLICANT'S NAME: Denise Deapen

APPLICANTS ADDRESS: 8402 E Interstate 20

CITY, STATE, ZIP: Aledo, TX 76008

PHONE: 817-475-3521 ALTERNATE PHONE: 817-733-6502

FAX: 817-441-1043 EMAIL: denisetristar1@aol.com

OWNER'S NAME: 4607 E California ABL I Holdings LLC

OWNER'S ADDRESS: 4607 E California Pkwy

CITY, STATE, ZIP: Forest Hill, TX 76119

PHONE: _____ ALTERNATE PHONE: _____

FAX: _____ EMAIL: myra.rivera@hctpartners.net

*AUTHORIZED REPRESENTATIVE: Denise Deapen

*Requires submittal of separate Authorized Representative form with application

REPRESENTATIVE'S ADDRESS: 8402 E Interstate 20

CITY, STATE, ZIP: Aledo, TX 76008

PHONE: 817-475-3521 ALTERNATE PHONE: 817-733-6502

FAX: 817-441-1043 EMAIL: denisetristar1@aol.com

SPECIFIC USE PERMIT APPLICATION

PLEASE READ CAREFULLY BEFORE SIGNING:

I attest that the above information is true and accurate to the best of my knowledge that I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission and City Council hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the City.

I understand that in the event the undersigned is not present or represented at the public hearing the Planning and Zoning Commission and City Council shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning and Zoning Commission and the City Council.

I reserve the right to withdraw this proposal at any such time, except during notice periods, upon written request filed with the Planning & Zoning Secretary and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Attesting to inaccurate or false information on this zoning application can result in conviction of a misdemeanor and fine not to exceed \$2,000.

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AUTHORIZED REPRESENTATIVE

FILING FEE: _____ DATE PAID: 8/11/25 RECEIVED BY: M. Garza

PAYMENT TYPE: ☐ CASH ☒ CHECK NO. 1070 ☐ CREDIT CARD

SET FOR P&Z AGENDA: 9/8/25

SET FOR COUNCIL AGENDA: 9/16/25

SPECIFIC USE PERMIT APPLICATION

DOCUMENTS REQUIRED

The items listed in the **Documents Required** checklist must be received no later than 5:00 PM on the submittal deadline (refer to schedule) and are required to qualify as an adequate submittal to be placed on the upcoming agenda. Upon determination of its inadequacy, the submittal will not be accepted and will be promptly returned to the applicant. For all Submittals, please submit **One (1) copy of all items**, unless otherwise noted. Blue or black line prints should be a **folded** 24" by 36" and **folded** 12" by 9". One 11" by 17" reduction of each plan is required with all submittals.

Staff Appl

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | Specific Use Permit application |
| ☐ | ☐ | A notarized letter from the property owner authorizing a representative to present the request, if the property owner will not be presenting the request. |
| ☐ | ☐ | Non-refundable application fee of \$500.00 |
| ☐ | ☐ | Documents required checklist, completed and signed by applicant |
| ☐ | ☐ | Technical requirements check list, completed and signed by applicant |
| ☐ | ☐ | If request is for (a) portion of a platted lot or (b) an unplatted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed engineer or surveyor must be provided electronically in Microsoft word or compatible software and in hard copy |
| ☐ | ☐ | A recorded copy of the Warranty Deed showing proof of ownership of the property with the volume and page number where it was filed with the Tarrant County Clerk. |
| ☐ | ☐ | Original tax certificate(s) from the Tarrant County Tax Collector's Office (each costs \$10, payable at the tax office) proving that all property taxes have been paid. |
| ☐ | ☐ | One (1) folded copies of the following, min. sheet size 18"x24", max. 24"x36": <ul style="list-style-type: none">• Site layout (required)• Landscape Plan (required)• Building elevations (recommended) |
| ☐ | ☐ | One (1) 11" by 17" reduction of each plan. (required) |

Preparer's Signature: _____

Printed Name: _____

Date: _____

Jason Quick

08/11/2025

SPECIFIC USE PERMIT APPLICATION

TECHNICAL REQUIREMENTS

The site layout plan should be drawn to scale and showing the general layout of the project, together with essential requirements such as off-street parking facilities, size, height, construction materials and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening using walls, fences and landscaping; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of 200 feet.

The following elements should be shown:

Staff Appl SITE LAYOUT (Required)

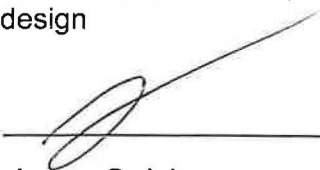
- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | Location map, north arrow, graphic scale |
| ☐ | ☐ | Building orientation |
| ☐ | ☐ | Access points, driveways and firelanes |
| ☐ | ☐ | Parking |
| ☐ | ☐ | Square footage of all buildings |
| ☐ | ☐ | Outside storage or display areas |
| ☐ | ☐ | Loading docks |
| ☐ | ☐ | Signage |
| ☐ | ☐ | Recycling and trash dumpsters |

LANDSCAPE PLAN (Required)

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | Landscape plan per Section 10.600 and any other specific landscaping requirements, noting all required and proposed landscape setbacks, transitional buffers, parking, landscaping and other screening |
|--------------------------|--------------------------|--|

BUILDING ELEVATIONS (Recommended)

- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | Building elevations of all sides, showing dimensions including height, building materials, color, texture, design |
|--------------------------|--------------------------|---|

Preparer's Signature:  _____

Printed Name: Jason Quick

Date: 8/11/2025

4607 EAST CALIFORNIA ABL I HOLDINGS LLC

June 27, 2025

City of Forest Hill
Venus M. Wehle, PCED
City Manager
City Planner

RE: Letter of Authorization – Special Use Permit Application
Property Address: 4607 California Parkway E, Forest Hill, TX 76119

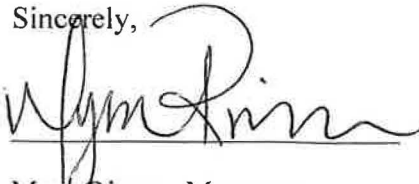
To Whom It May Concern,

This letter serves as formal authorization for Westerncare Management LLC, and more specifically, Denise Deapen, to act on behalf of 4607 East California ABL I Holdings LLC (“Owner”) in connection with the application and all related paperwork for a Special Use Permit for the property located at 4607 California Parkway E, Forest Hill, TX 76119.

Westerncare Management LLC/Denise Deapen is authorized to sign and submit documents, attend meetings, and otherwise represent the Owner before the City of Forest Hill for the purposes of this application.

If you have any questions or require additional verification, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Myra Rivera', written over a horizontal line.

Myra Rivera, Manager
4607 East California ABL I Holdings LLC
Myra.rivera@hctpartners.net

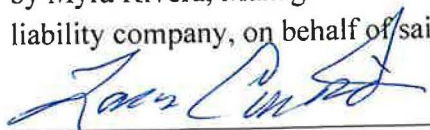
4607 EAST CALIFORNIA ABL I HOLDINGS LLC

ACKNOWLEDGMENT

STATE OF TEXAS

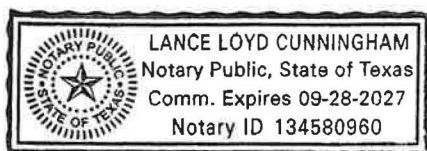
COUNTY OF DALLAS

This instrument was acknowledged before me on this 30th day of June, 2025
by Myra Rivera, Manager of 4607 East California ABL I Holdings LLC, a limited
liability company, on behalf of said company.



Notary Public in and for the State of Texas

My Commission Expires: 9/28/27





I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit:
<https://tarrant.tx.publicsearch.us/verifycert/BtZWVvTn>



Mary Louise Nicholson
Tarrant County Clerk

Digitally signed by: Mary Louise Nicholson
Date: Aug 11, 2025 12:08 PM -05:00

D222068623 03/15/2022 04:24 PM Page: 1 of 3 Fee: \$27.00 Submitter: Pender Capital Lending Fund I LP
Electronically Recorded by Tarrant County Clerk in Official Public Records 
MARY LOUISE NICHOLSON
COUNTY CLERK

PREPARED BY, RECORD AND
RETURN TO:

(Reserved)

GENERAL WARRANTY DEED

THIS DEED made this 15th day of March 2022, between PENDER ABL I HOLDINGS UBI LLC, a Delaware limited liability company, (F/K/A Pender Aggregator East 1, L.L.C.) hereinafter referred to as the Grantor, and 4607 EAST CALIFORNIA ABL I HOLDINGS, LLC, a Delaware limited liability company, hereinafter referred to as the Grantee.

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with General Warranty and Covenants of Title, unto the Grantee, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in Tarrant County, Texas, as legally described in Exhibit A attached hereto.

This conveyance is made subject, however, to the conditions and restrictive covenants, agreements, rights-of-way, and easements, if any, contained in the deeds forming the chain of title to this property.

The Grantor covenants that it has the right to convey this property to the Grantee; that it has done no act to encumber the same; that the Grantee shall have quiet possession of the property; and that the Grantor will execute such further assurances of the said property as may be requisite.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit:
<https://tarrant.tx.publicsearch.us/verifycert/BtZWVvYn>



Mary Louise Nicholson
Tarrant County Clerk

Digitally signed by: Mary Louise Nicholson
Date: Aug 11, 2025 12:08 PM -05:00

D222068623

WITNESS the following signature and seal:

Grantor:

PENDER ABL I HOLDINGS UBI, L.L.C.,
a Delaware limited liability company

By: Pender Capital Asset Based Lending Fund
I, L.P.
Its: Managing Member

By: Pender Capital Asset Based Lending Fund
I Management, LLC
Its: General Partner

By: Pender Capital Management, LLC
Its: Managing Member

By: 
Name: CORY JOHNSON
Title: Manager

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 15TH day of March, 2022, by CORY JOHNSON as Manager of PENDER CAPITAL MANAGEMENT, LLC, as Managing Member of PENDER CAPITAL ASSET BASED LENDING FUND I MANAGEMENT, LLC, as General Partner of PENDER CAPITAL ASSET BASED LENDING FUND I, L.P., as sole Member of PENDER ABL I HOLDINGS UBI, L.L.C. My Commission expires 3/6/24.




NOTARY PUBLIC



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit:
<https://tarrant.tx.publicsearch.us/verifycert/BtZWVvTn>



Mary Louise Nicholson
Tarrant County Clerk

A handwritten signature in cursive script, reading "Mary Louise Nicholson".

Digitally signed by: Mary Louise Nicholson
Date: Aug 11, 2025 12:08 PM -05:00

Page 3 of 3

D222068623

Page 3 of 3

EXHIBIT A

Legal Description

BEING all that certain tract or parcel of land situated in the JOHN COLLETT SURVEY, ABSTRACT NO. 261, in the City of Forest Hill, Tarrant County, Texas, and being more fully described as follows:

BEGINNING at a 1/2" iron rod found on the South right-of-way line of Leonard Street (50' R.O.W.) and also being the northeast corner of the Wilson Addition, an addition to the City of Forest Hill, Tarrant County, Texas, according to the Map recorded in Volume 1934, Page 350 of the Map Records of Tarrant County, Texas;

THENCE N 89° 24' 05" E with the south line of said Leonard Street, 175.19' to a 1/2" iron rod found at the northwest corner of the Agape Church Addition, an addition to the City of Forest Hill, Tarrant County, Texas, according to the Map recorded in Cabinet B, Slide 2660 of the Map Records of Tarrant County, Texas;

THENCE S 00° 15' 02" W with the west line of said Agape Church Addition, 504.64' to a 1/2" iron rod found on the north line of E. California Parkway and at the southwest corner of said Agape Church Addition;

THENCE N 89° 05' 32" W with the north line of said E. California Parkway, 174.66' to a 3/8" iron rod set for corner;

THENCE N 00° 11' 26" E, 500.04' to the PLACE OF BEGINNING and containing 2.02 acres of land, more or less.



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytx.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00003798011
AD NUMBER: A 261 9B
CERTIFICATE NO : 143350393

COLLECTING AGENCY

RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

WESTERN CARE MANAGEMENT

8402 E INTERSTATE 20 SERVICE RD
ALEDO TX 76008

DATE : 8/8/2025
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

COLLETT, JOHN SURVEY ABSTRAC
T 261 TRACT 9B

0004607 CALIFORNIA PKWY E
2.017 ACRES

PROPERTY OWNER

4607 EAST CALIFORNIA ABL I
HOLDINGS LLC

4607 CALIFORNIA PKWY E
FORT WORTH TX 76119

YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF FOREST HILL	\$0.00
2024	Tarrant County	\$0.00
2024	JPS HEALTH NETWORK	\$0.00
2024	TARRANT COUNTY COLLEGE	\$0.00
2024	FORT WORTH ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : WESTERN CARE MANAGEMENT
ACCOUNT NUMBER: 00003798011
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Deputy



Legal Description

4607 E California Pkwy

BEING all that certain tract or parcel of land situated in the JOHN COLLETT SURVEY, ABSTRACT NO. 261, in the City of Forest Hill, Tarrant County, Texas, and being more fully described as follows:

BEGINNING at a $\frac{1}{2}$ " iron rod found on the South right-of-way line of Leonard Street (50' R.O.W.) and also being the northeast corner of the Wilson Addition, an addition to the City of Forest Hill, Tarrant County, Texas, according to the Map recorded in Volume 1934, Page 350 of the Map Records of Tarrant County, Texas;

THENCE N $9^{\circ} 24'$ OS" E with the south line of said Leonard Street, 175.19' to a $\frac{1}{2}$ " iron rod found at the northwest corner of the Agape Church Addition, an addition to the City of Forest Hill, Tarrant County, Texas, according to the Map recorded in Cabinet B, Slide 2660 of the Map Records of Tarrant County, Texas;

THENCE S $00^{\circ} 15' 02''$ W with the west line of said Agape Church Addition, 504.64' to a $\frac{1}{2}$ " iron rod found on the north line of E. California Parkway and at the southwest corner of said Agape Church Addition;

THENCE N $9^{\circ} 05' 32''$ W with the north line of said E. California Parkway, 174.66' to a $\frac{3}{8}$ " iron rod set for corner;

THENCE N $00^{\circ} 11' 26''$ E, 500.04' to the PLACE OF BEGINNING and containing 2.02 acres of land, more or less.

CERTIFICATE OF OCCUPANCY

City of Forest Hill – Building Inspection Division



Pursuant to the requirements of sections 110 & 111 of the 2021 International Building Code and section 64-281, Ordinance #2016-03-01 this certifies that at the time of issuance this structure was in compliance with the various ordinances of the City of Forest Hill regulating building construction or use.

Effective Date: 06/06/2025

Business Name: VINCENT VICTORIA VILLAGE

Business Address: 4607 E CALIFORNIA PARKWAY, FOREST HILL, TX 76119

Building Owner: 4607 E CALIFORNIA ABL I HOLDINGS LLC

Owner Address: 100 CRESCENT CT., SUITE 1800., DALLAS, TX 75201

Contact Number: 817-840-2961

Type of construction: II

Primary use: DWELLING, ASSISTED LIVING FACILITY

Zoning: MF (MULTI-FAMILY)

Sprinkler System: Provided: Y

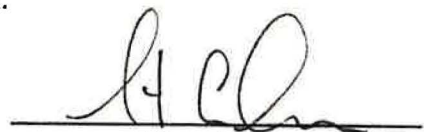
Required: Y

Occupancy Group: MF

Occupancy Load: 300

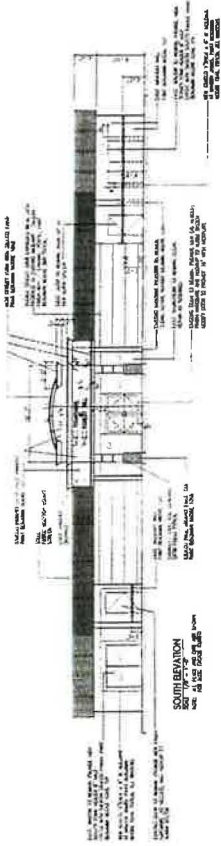
Stipulations: SUP REQUIRED FOR OPERATION AS ASSISTED LIVING FACILITY. AS OF 05/29/2025, CITY IS AWAITING APPLICATION. SCREENING FENCE REQUIRED FOR TRASH DUMPSTER.


Building Inspector

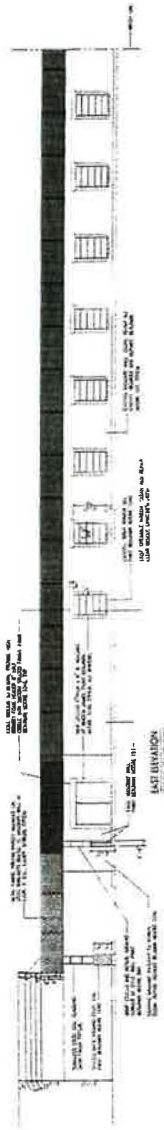

Fire Marshal



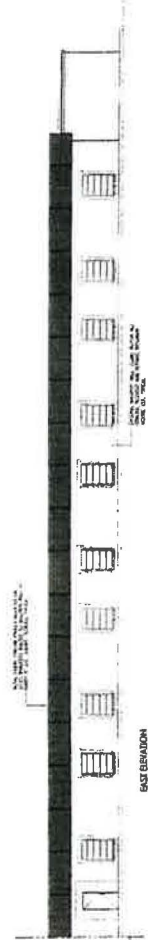
Approved by: [Signature]



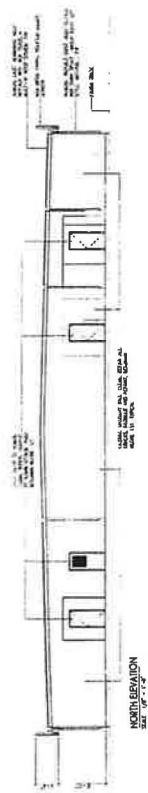
SOUTH ELEVATION
SEE PLAN FOR LOCATION



EAST ELEVATION
SEE PLAN FOR LOCATION



EAST ELEVATION
SEE PLAN FOR LOCATION



NORTH ELEVATION
SEE PLAN FOR LOCATION



ASSISTED
LIVING FACILITY
FOREST HILL
TEXAS

EXTERIOR
ELEVATIONS

DATE: 07.01.17

01 | EXTERIOR ELEVATIONS 1/8"=1'-0"

The next Board of Directors meeting will be Tuesday, August 12th at 9 am.

Notice of Public Hearing | 2026 Proposed Budget

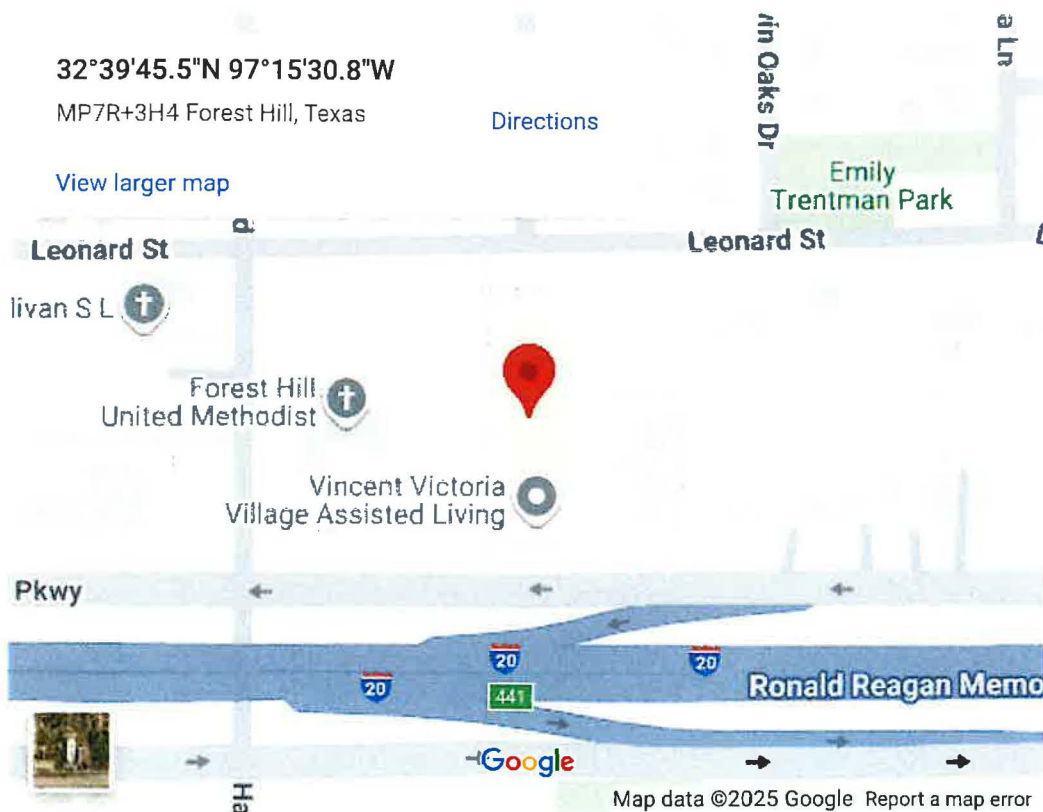
These documents will be relocated to the August 12th meeting packet on the board of director's page when this banner is removed.

Account: 03798011

Address: 4607 CALIFORNIA PKWY E

[Export Property Page](#)

Location



This map, content, and location of property is provided by Google Services.

Address: [4607 CALIFORNIA PKWY E](#)

City: FOREST HILL

Georeference: [A 261-9B](#)
Subdivision: [COLLETT, JOHN SURVEY](#)
Neighborhood Code: [Assisted Living General](#)
Latitude: 32.6626394857
Longitude: -97.2585471847
TAD Map: 2072-360
MAPSCO: TAR-093S

Property Data

Legal Description: COLLETT, JOHN SURVEY Abstract 261 Tract 9B

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1

Year Built: 1971

Personal Property Account: N/A

Agent: CANTRELL MCCULLOCH INC (00751)

Site Number: [80268285](#)

Site Name: VINCENT VICTORIA VILLAGE

Site Class: APTAsstLiving - Apartment-Assisted Living

Parcels: 1

Primary Building Name: VINCENT VICTORIA VILLAGE / 03798011

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 27,832

Net Leasable Area⁺⁺⁺: 27,832

Percent Complete: 100%

Land Sqft^{*}: 87,860

Land Acres^{*}: 2.0169

Pool: N

Notice Sent Date: 4/15/2025

Notice Value: \$1,726,351

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Property Documents

Documents

2025 Documents

[Value Notice 2025-04-15](#)

[Hearing Notice 2025-05-19](#)

[Agreed Order 2025-07-14](#)

2024 Documents

Show Documents

Owner Information

Current Owner:

4607 EAST CALIFORNIA ABL I HOLDINGS LLC

Primary Owner Address:

4607 CALIFORNIA PKWY E
FORT WORTH, TX 76119

Deed Date: 3/15/2022

Deed Volume:

Deed Page:

Instrument: [D222068623](#)

Previous Owners:

Name

PENDER ABL I HOLDINGS UBI LLC

Date

1/28/2021

Instrument

7538970 FILE #

Deed Volumne

Deed Page

Name

PENDER AGGREGATOR EAST 1 LLC

Date

12/15/2020

Instrument

[D221027244](#)

Deed Volumne

Deed Page

Name

PENDER WEST CREDIT 1 REIT LLC

Date

5/7/2019

Instrument

[D219104648](#)

Deed Volumne

Deed Page

Name

HEALTHCORE SYSTEM MANAGMENT LLC

Date

1/23/2018

Instrument

[D218016322](#)

Deed Volumne

Deed Page

Name

PREMIERSHIP LLC

Date

10/3/2017

Instrument

[D217229734](#)

Deed Volumne

Deed Page

Name

HEALTHCORE SYSTEM MANAGEMENT LLC;PARAMOUNT CAPITAL
INVESTMENTS LLC

Date

2/2/2017

Instrument

[D217050824](#)

Deed Volumne

Deed Page

Name

HEALTHCORE SYSTEM MGMT LLC

Date

4/4/2008

Instrument

[D208139496](#)

Deed Volumne

0000000

Deed Page

0000000

Name

KARAN ASSOC

Date

9/2/1986

Instrument

[00086760002116](#)

Deed Volumne

0008676

Deed Page

0002116

Name

SUMMIT CARE TEXAS INC

Date

7/6/1984

Instrument[00078810000446](#)**Deed Volumne**

0007881

Deed Page

0000446

Name

PITTS O L ET AL

Date

12/31/1900

Instrument[00000000000000](#)**Deed Volumne**

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Deed Page

0000000

\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year

2025

Improvement Market

\$1,136,420

Land Market

\$263,580

Total Market

\$1,400,000

Total Appraised+

\$861,600

Year

2024

Improvement Market

\$454,420

Land Market

\$263,580

Total Market

\$718,000

Total Appraised+

\$718,000

Year

2023

Improvement Market

\$790,175

Land Market

\$109,825

Total Market

\$1,650,000

Total Appraised+

\$900,000

Year

2022

Improvement Market

\$1,493,028

Land Market

\$109,825

Total Market

\$1,602,853

Total Appraised+

\$1,602,853

Year

2021

Improvement Market

\$1,416,141

Land Market

\$109,825

Total Market

\$1,525,966

Total Appraised+

\$1,525,966

Year

2020

Improvement Market

\$1,387,110

Land Market

\$109,825

Total Market

\$1,496,935

Total Appraised+

\$1,496,935

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

Exemptions / Special Appraisal

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

QUICK LINKS

[Home](#)
[My Dashboard](#)
[Create Account](#)

RESOURCES

[Forms](#)
[Interactive Maps](#)
[Calendar](#)
[Taxpayer Liaison](#)
[Property Tax Assistance](#)
[News](#)
[Data Downloads](#)
[Rates](#)
[Reports](#)
[Public Information Act Request](#)
[Property Tax Transparency in Texas](#)

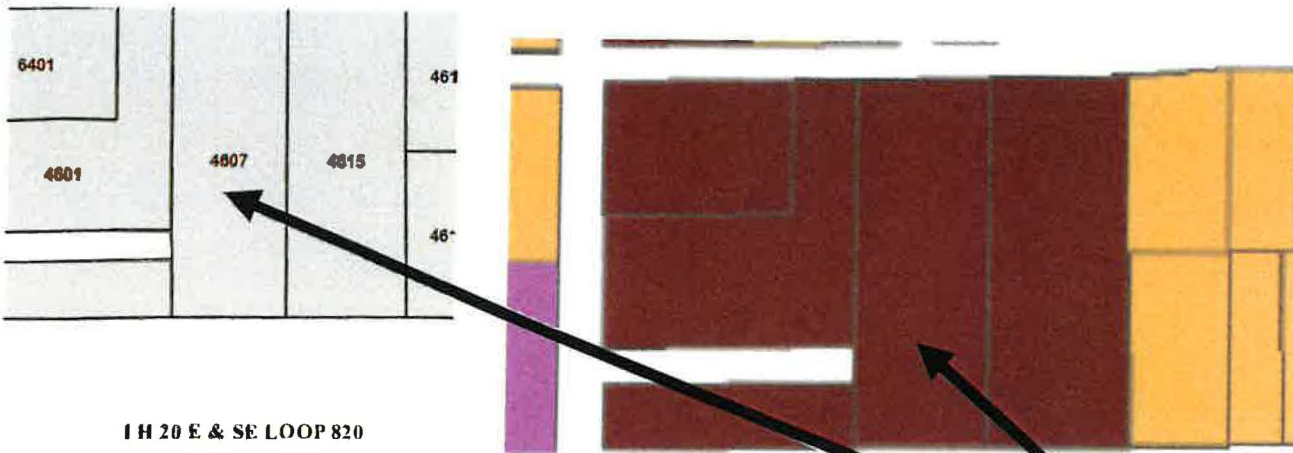
ABOUT

[Board of Directors](#)
[Tarrant Appraisal Review Board](#)
[Careers](#)
[Procurement](#)
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[Take A Survey](#)
[Contact Us](#)

[Contact](#)

[Business Hours](#)

4607 Californial Parkway E.



I H 20 E & SE LOOP 820



Multi-Family Residential

Subject Property

ARD ST

(1 of 5)

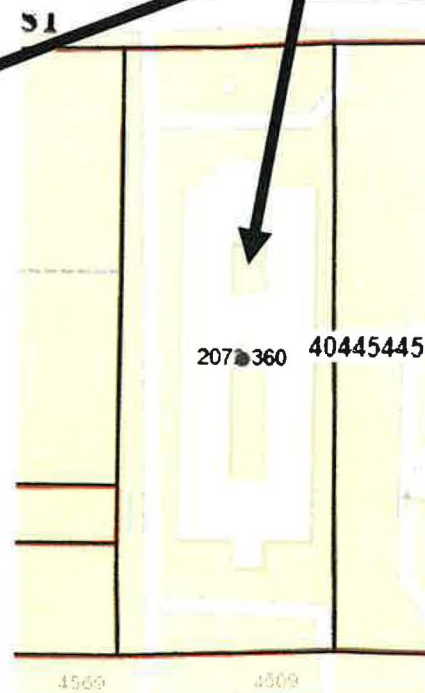
Data:

TaxYear	2025
Account	03798011
GISLink	261.98
Owner	4607 EAST CALIFORNIA ABLI HOLDINGS LLC
Situs Address	4607 CALIFORNIA PKWY E
State Code	APTAsstLiving
Legal Description	COLLETT, JOHN SURVEY Abstract 261 Tract 9B
Year Built	1971
Living Area	0
Building Area	27,832
LandSQFT	87,860
Zoom to	---

20'

4509

Califor



SPECIFIC USE PERMIT SPECIAL CONDITIONS:

I agree that the requested Specific Use Permit for Assisted Living Facility Use for the property located at 4607 California Parkway E., City of Forest Hill, Tarrant County, Texas, if granted, will be subject to the following special condition(s):

- (1) The property shall be used, developed, and maintained in accordance with all City of Forest Hill ordinances, codes, and regulations now in effect, or which may be hereafter enacted, including but not limited to:
 - a. City of Forest Hill Code of Ordinances (Zoning, Building, Health & Safety, Nuisance, and Fire Codes);
 - b. 2021 International Fire Code (IFC) as adopted and amended by the City and any subsequent editions and/or amendments thereto as adopted by the City;
 - c. 2021 International Building Code (IBC) and related International Codes as adopted by the City and any subsequent editions and/or amendments thereto adopted by the City;
 - d. Texas Health and Safety Code, Chapter 247 (Assisted Living Facilities);
 - e. Texas Department of Aging and Disability Services (DADS) or successor agency licensing requirements;
 - f. Tarrant County Health Department regulations.
- (2) Facility shall be licensed and maintained in good standing with:
 - a. State of Texas Health and Human Services Commission (HHSC);
 - b. Tarrant County, as applicable;
 - c. City of Forest Hill business license requirements.
- (3) Facility shall be subject to annual fire safety inspections by the City of Forest Hill Fire Marshal's Office.
- (4) Facility shall be subject to annual building safety inspections by the City's Building Official and any other inspections required by law.
- (5) The owner/operator shall promptly correct any code violations or deficiencies identified in inspections.
- (6) Facility shall comply with all 2021 IFC provisions for Group I-1 or I-2 occupancies, as applicable, including but not limited to:
 - a. Fire sprinkler system per NFPA 13 and IFC §903;
 - b. Fire alarm and detection system per NFPA 72 and IFC §907;
 - c. Emergency lighting and illuminated exit signage per IFC §1008 and §1013;
 - d. Fire department access roads and clear fire lanes per IFC §503;
 - e. Fire hydrant placement and flow per IFC Appendix C;
 - f. Portable fire extinguishers per IFC §906
- (7) A minimum Emergency Evacuation Plan and Fire Safety & Evacuation Drills shall be maintained in accordance with IFC §404 and §405.
- (8) The building exterior, parking lot, landscaping, and signage shall be maintained in good repair at all times.

SPECIFIC USE PERMIT SPECIAL CONDITIONS:

Assisted Living Facility Use located at 4607 California Parkway E. Forest Hill, TX

- (9) All parking areas shall be well lit during hours of darkness in accordance with the City's lighting standards.
- (10) Parking areas shall remain free of litter and debris, including but not limited to food containers, cans, bottles, broken glass, and waste material.
- (11) Dumpster and waste storage areas shall be screened and secured per City ordinance.
- (12) No inoperative vehicles or equipment storage shall be permitted on-site.
- (13) Exterior lighting shall be designed to minimize glare onto adjacent properties.
- (14) Loitering by non-residents shall be prohibited on the property.
- (15) Any security cameras installed shall be positioned in compliance with privacy laws and City regulations.
- (16) The City of Forest Hill reserves the right to conduct random compliance inspections to ensure ongoing adherence to all laws, rules, regulations, and special conditions related to the property.

I have reviewed these special conditions to the Special Use Permit and I agree to them for my application to the City of Forest Hill for a Specific Use Permit.

Date

8-21-25

Signature of Representative – 4607 East California ABL I Holdings LLC

Denise L. Deape

Printed name of Representative – 4607 East California ABL I Holdings LLC

RESIDENTIAL USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	DEFINITION
Apartment						X						A room or group of rooms used as a dwelling for one (1) family unit with cooking and restroom facilities therein located in a building where other family dwelling units are located.
Apartment Building						X						Any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three or more families living independently of each other maintaining separate cooking and restroom facilities.
Caretaker, Guard or Servant, Residence or Apt. Garage	S	S	S	S								A residence located on a premise with a main nonresidential or residential use occupied only by an employee of the principal use, and serviced through the same utility meters or connections as the principal use to which it is accessory. Manufactured homes are not permitted for this use.
Dormitory				X	X	X					S	Any structure in an institution in which residents are housed.
Dwelling, Assisted Living Facility	S	S	S			S						A facility intended to provide dwelling units for occupancy by persons requiring the level of care and support defined by the State of Texas as "supervised living".
Dwelling, Guesthouse	S	S	S	S								A building or portion of a building which is arranged, occupied or intended to be occupied as living quarters for one family and including facilities for food preparation and sleeping.
Dwelling, HUD-Code Manufactured Home										S		A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length; or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.
Dwelling, Mobile Home										S		A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length; or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.
Dwelling, Multifamily						X						A residential building containing three or more dwelling units, with the number of families in residence not exceeding the number of dwelling units provided.
Dwelling, Single Family Attached				X	X							A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall and which is designed for occupancy by one family and is located on a separate lot delineated by front, side, and rear lot lines.



August 18, 2025

Mr. John Bondurant Jr.
Commercial Recorder
ATTN: Legal Notices – via email: recorder@flash.net

Dear Mr. Bondurant:

Please publish the following Legal Notice in the **Friday, August 22, 2025** issue of the *COMMERCIAL RECORDER*. This notice will run for one day only. The invoice may be sent to the City of Forest Hill Planning Department for processing at 3219 California Parkway, Forest Hill, TX 76119.

Legal Notice
Notice of Public Hearings

The Forest Hill Planning and Zoning Commission will hold a public hearing on **Monday, September 8, 2025**, at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. The Forest Hill City Council will conduct a second public hearing on these matters on **Tuesday, September 16, 2025**, at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the Zoning Ordinance and the proposed changes are available for viewing at the Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119. Any other information may be obtained by calling the City of Forest Hill at 817-568-3009.

Case # PZ 2025-09

To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately 2.0169 acre parcel of real property commonly known as 4607 E. California Parkway and described as being part of the John Collett Survey, Abstract 261, Tract 9B in the City of Forest Hill, Tarrant County, Texas from Multi-Family Residential (MF) to Multi-Family Residential with a Specific Use Permit to allow for "Dwelling, Assisted Living Facility" use. The applicant is Denise Deapen of Westerncare Management LLC, representing the owner 4607 E California ABL I Holdings LLC.

If you have any questions, please contact Venus Wehle at 817-568-3009. Thank you.

Venus M. Wehle, PCED

Venus M. Wehle, PCED
City Manager
City Planner
vwehle@foresthilltx.org/817-568-3009

Commercial RECORDER

Court and Commercial Daily

— ESTABLISHED 1903 —

VOL. 123 — NO. 162

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FRIDAY MORNING, AUGUST 22, 2025

commercialrecorder.com
(ISSN 1091-3998) SINGLE COPY 75¢

Scars You Can't See: Why Even Champions Aren't Bully-Proof

Beneath every belt is a story - These fighters are breaking their silence to help end bullying for good

OKLAHOMA CITY, Okla. — The world champion who is happy to speak out about bullying to anyone who listens. He also encourages today's youth to take martial arts as a way to cope with bullying. The truth with bullying, for some, however, paints a very different story. With the stories they tell, it's easy to see that even champions are not immune to being bullied. The United States Fight League (USFL) has partnered with Stand for the Silent to share their own bullying stories and discuss the ways they are addressing this issue among today's youth.

"I think that many younger people find it at least a little bit comforting to know that even champion fighters have been bullied and are working to help raise awareness about it," says Kirk Smalley, co-founder of Stand for the Silent. "We need to get information like this out to the masses to give them hope and help address this issue plaguing our nation's youth."

Two champion mixed martial arts (MMA) fighters have both been impacted by bullying, including Irann Orozco and They Anderson. Orozco was traumatized by bullying starting at the age of 13, when she was sent to a military school. Like many who are victims of bullying, she became withdrawn and traumatized. She decided to join a mixed martial arts gym, which eventually led to her joining a professional boxing gym as the only female athlete.

When asked why she fights, she replied, "Why do you breathe?" Becoming a professional fighter was something she felt she had to do, as it gave her confidence and skills she needed to be no longer traumatized by bullies. Today, she's a world bronze medalist and champion athlete who speaks out about bullying to help others who may be enduring it and to help bring it to an end.

Anderson began learning martial arts at the young age of six, but it didn't protect him from being bullied as he grew up. While he spent years as a target for bullies, he continued to hone his martial arts craft, learning how to rise above the bullying. Today, he's a mixed martial arts champion and 5-time ISKA kara-

3. Talking to the School Isn't Easy—His experience advocating for his son and the challenges of getting schools to act.

4. Stand Up—for Yourself or Someone Else—Why it's vital to speak up—for yourself or those who can't—and set boundaries with bullies.

5. Schools Need to Look Deeper—The need for schools to show empathy, understand root causes, and help kids in crisis.

6. Adversity Builds a Champion—How setbacks shaped his mindset—and how youth can turn challenges into growth.

7. Teaching Confidence, Respect, and Resilience—How adults can guide kids to develop self-worth, empathy, and inner strength.

8. You're Not Alone—A powerful reminder that bullying doesn't define you—and support is always within reach.

Stand for the Silent and USFL are seeking additional corporate sponsors to work with. In doing so, it provides corporate sponsors the opportunity to share their stories and advocacy regarding bullying and to help address it with schools and communities nationwide.

It provides an opportunity for corporations to join a national movement to end bullying with two-mission driven nonprofits. The partnership will help de-

liver anti-bullying programs to schools nationwide, include fighter public service announcements that reach millions using social media, college scholarships for those fighting bullying, and high-profile campaign visibility at MMA events. Partnerships start at \$2,500 and offer various levels of commitment. More information about sponsorships can be found online.

"We all want bullying to be addressed once and for all," added Smalley. "To do that, it takes all of us working together. This includes corporations, non-profit organizations, schools, communities, and individuals. The more people involved in the movement, the more effective and successful it will be."

The USFL is the organization responsible for organizing and developing America's international MMA teams and the authority of amateur MMA in international competition.

According to the U.S. Department of Health and Human Services, over 19% of students ages 12-18 have been bullied nationwide. Over 15% of those bullied report that it was by a student who was perceived as more powerful than they are.

The prevalence of bullying is higher in middle school than in high school.

Stand for the Silent travels the country, delivering presentations about bullying to schools, providing bullying prevention resources, offering scholarships, and providing intervention strategies. Those interested in getting involved can start a chapter of the group in their area, obtain a free K-2 bullying prevention curriculum or a cyberbullying handbook for parents, host a presentation at their school, introduce the 'How It All Started' video, and donate to help support the cause. To get more information, visit the site at: <https://standforthesilent.org/>

About Stand for the Silent
Started in 2010, Stand for the Silent is an organization dedicated to helping eliminate bullying nationwide. Kirk and Laura Smalley founded the group after their child took his own life due to bullying. They offer free resources for parents and educators and travel to schools to host presentations. They have been to over 6,700 schools and spoken with more than 4.5 million students. To get more information, visit the site at: <https://standforthesilent.org/>

Sources:
U.S. Department of Health and Human Services.
Facts About Bullying, October 2024. <https://www.stopbullying.gov/resources/facts>

The Texas State Soil & Water Conservation Board Requests Proposals for FY2026 Nonpoint Source Grant Program

TEMPLE—The Texas State Soil and Water Conservation Board (TSSWCB) is requesting proposals for watershed assessment, planning, implementation, demonstration and education projects seeking funding under the FY2026 Nonpoint Source Grant Program. Proposed projects should focus on agricultural and/or silvicultural nonpoint source pollution prevention and abatement activities within the boundaries of impaired or threatened watersheds.

Up to \$1 million of the TSSWCB's FY2026 Clean Water Act §319(h) grant will be eligible for this request for proposals. A competitive proposal review process will be used so that the most appropriate and effective projects are selected for funding.

Specific activities that can be funded with §319(h) grants include the following: development of nine-element watershed protection plans including the formation and facilitation of stakeholder groups, surface water quality monitoring, data analysis and modeling, implementation of nine-element watershed protection plans and the nonpoint source portion of total maximum daily load implementation plans, demonstration of innovative best management practices, technical assistance to landowners for conservation planning, public outreach/education, and monitoring activities to determine the effectiveness of specific pollution prevention methods.

To obtain a complete copy of the TSSWCB's request for proposals and proposal submission packet, please click here <https://www.tsswcb.texas.gov/programs/texas-nonpoint-source-management-program>, or contact Jana Lloyd at (254) 773-2250 ext. 224 or (254) 231-2491. Proposals must be received electronically by 5:00 p.m. CDT, Friday, September 19, 2025 to jlloyd@tsswcb.texas.gov.

PUBLIC NOTICE

Continued from page 4

Bank, National Association, not in its capacity but solely as trustee for NRI Pass-Through Trust XII, its successors and assigns by and through its attorney of record, Thomas A. Wilder, Attorney at Law, 4004 Belt Line Road, Suite 100, Addison, Texas 75001, 972-386-5040, brought suit against Defendants Deborah Lynn Messery, Ronnie Lee Sloan, II, Tommy Eugene Barber, Tommy Joe Hampton, Jr., and the Unknown Heirs at Law of Linda Davis to interplead excess proceeds from the registry of the Court from a prior foreclosure sale related to property located at 5509 Taylor Road W, Fort Worth, Texas 76114 and legally described as:

BEING LOT 18 IN BLOCK 1 OF RIVEROAKS PARK, AN ADDITION TO THE CITY OF RIVEROAKS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-C, PAGE 26 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

THE STATE OF TEXAS

To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas, Greeting: You are hereby commanded to serve the foregoing Citation by making publication thereof in some newspaper, of legal circulation, published in the County of Tarrant, once each week for four consecutive weeks, the first publication to be at least 28 days before the return day of the Cause.

Herein fail not, but on the return herein above named have you then and there before said Court, to wit, your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this August 12, 2025.

THOMAS A. WILDER
Clerk of District Courts of Tarrant County, Texas

By /s/ Amanda Duran
Amanda Duran, Deputy
NOTICE: You have been sued. You may employ an attorney if you or your attorney do not file a written answer to rule 114 in the Texas Rules of Court, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at [TexasLawHelp.org](https://www.texaslawhelp.org).

22-22-22 9:55-12

CITATION BY PUBLICATION
SUITE NO. 342-043302-24
STATE OF TEXAS
COUNTY OF TARRANT

In the name and by the authority of the State of Texas, notice is hereby given as follows to:

DEFENDANTS
Billy Evans (In Rem Only), Kathryn Evans, Deceased (In Rem Only)
and if any or all of the above named Defendant(s) be dead, the unknown heirs of each or all of the said named persons who may be dead, and the unknown heirs of said above named persons; and the unknown owner or owners of the described property; and the executors, administrators, guardians, legal representatives, legatees, devisees of the above named persons, and who own or claim some interest in the described property and any and all other persons, including adverse claimants, owning or having any legal or equitable interest in or lien upon the following described property.

PROPERTY
LOTS 21 AND 22, BLOCK 9, OUT OF THE NORTH MEADOWBROOK ESTATES ADDITION, SEVENTH FILING, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AND IS BEING FURTHER DESCRIBED IN VOL. 8795, PAGE

966, OF THE TARRANT COUNTY DEED RECORDS.

Which property is delinquent to Plaintiff(s) for taxes in the amount of \$9,213.38 exclusive of interest, penalties, and costs, and there is included in this suit in addition to the taxes all costs thereon, penalties, and costs thereon, allowed by law up to and including the day of judgment.

You are hereby notified that suit has been brought by CITY OF FORT WORTH, TARRANT COUNTY, FORT WORTH INDEPENDENT SCHOOL DISTRICT, TARRANT COUNTY HOSPITAL DISTRICT, TARRANT REGIONAL WATER DISTRICT and TARRANT COUNTY COLLEGE DISTRICT as Plaintiff(s) against the above named person(s) as Defendant(s), by First Amended Petition filed on the 14th day of July, 2025, in a certain suit styled CITY OF FORT WORTH, ET AL vs. BILLY EVANS, ET AL, which includes the following defendants: Billy Evans (In Rem Only) and Kathryn Evans, Deceased (In Rem Only), for collection of the taxes on the property and that the suit is now pending in the District Court of Tarrant County, Texas, 342nd Judicial District, and the file number of said suit is NO. 342-043302-24, that the names of all taxing units which assess and collect taxes on the property above described, not made parties to this suit, are: NONE.

Plaintiff(s) and all other taxing units which may set up their tax claims herein seek recovery of delinquent ad valorem taxes on the property above described, and in addition to the taxes all interest, penalties, and costs allowed by law thereon up to and including the day of judgment, not judgment interest at the maximum rate allowed by law; and the establishment and foreclosure of liens, if any, securing the payment of same, as provided by law.

All parties to this suit shall take notice that claims not only for any taxes which were delinquent on the property at the time this suit was filed but all taxes becoming delinquent at any time thereafter up to the day of judgment, including all interest, penalties, and costs allowed by law, may, upon request, be recovered without further citation or notice to any parties, and all parties shall take notice of and plead and answer to all claims and pleadings now on file and which may hereafter be filed in this cause by all of those taxing units above named who may intervene and set up their respective tax claims against the property.

You are hereby commanded to appear and defend such suit on the first Monday thereafter, the expiration of forty-two (42) days from after the date of issuance hereof, the same being the 1st day of September, 2025, before the honorable District Court of Tarrant County, Texas, to be held at the courthouse thereof, and then and there to show cause why judgment shall not be rendered for such taxes, penalties, interest, and costs, and condemning said property and ordering foreclosure of the constitutional and statutory tax lien thereon.

Witness the hand of the Plaintiff(s) and the taxing unit parties hereto, and those who may intervene herein, together with all interest, penalties, and costs allowed by law up to and including the day of judgment, and all costs of this suit.

Issued and not prepared by District Clerk's Office and given under my hand and seal of said Court in the City of Fort Worth, Tarrant County, Texas, this 15th day of July, 2025.

Thomas A. Wilder
Clerk of the District Court
Tarrant County, Texas
342nd Judicial District
/s/ Vance Bates, Deputy

22-22-22 9:55-12

Liquor Permits

Notice is hereby given in accordance

PUBLIC NOTICE

PUBLIC NOTICE

with the terms of the provisions of the Texas Alcoholic Beverage Code

THAT: Edennest Inc. d/b/a Gas & Grab HAS FILED APPLICATION FOR A Wine and Malt Beverage Retail Dealer's On-Premise Permit

BE CONDUCTED AT: 1141 W Division St, Arlington, Tarrant County, TX 76012

OWNER: Irfan Shar, President, Secretary

Application has been made for a Mixed Beverage, Late Hours Certificate and Food and Beverage Certificate for BRR Sport LLC doing business as Sport Spot Bar & Grill located at 1308 S. Cooper St., Arlington, Tarrant County, TX. Rustam Gautam - Managing Member, Sangeet Adhikari - Managing Member. Said application has been made to the Texas Alcoholic Beverage Commission in accordance with the provisions of the Texas Alcoholic Beverage Code.

Application has been made for a Wine and Malt Beverage Retail Dealer's On-Premise Permit / Food and Beverage Certificate for Jennifer Diaz-Owner DBA Mariscos El Puerto De Acapulco located at 3205 Mansfield Hwy., Fort Worth, Tarrant County, Texas 76119

Jennifer Diaz-Owner

Said application has been made to the Texas Alcoholic Beverage Commission in accordance with provisions of the Texas Alcoholic Code.

Miscellaneous Notices

NOTICE OF PUBLIC HEARING TARRANT COUNTY

Pursuant to Texas Transportation Code, Section 122.003, a Public Hearing will be held Wednesday, September 3, 2025, at 10:00 A.M., Tarrant County Commissioners Courtroom.

5th Floor, G. K. Maenius Administration Building
100 E. Weatherford Fort Worth, Texas

In the event the Tarrant County Commissioners Courtroom in the G.K. Maenius Administration Building is inaccessible to the public due to construction and renovations on September 3, 2025, the public hearing and the regularly scheduled Tarrant County Commissioners Court meeting will take place at:

Charles J. Murray Courtroom
2nd floor, Tom Vandergriff Civil Courts Building
100 N. Calhoun St.
Fort Worth, Texas

To consider:

Authorizing various stop signs be replaced, and two additional stop signs be installed. - Precinct 2

22-22-22 9:55-12

ON-LINE AUCTION

Tarrant County, Texas, and Purchasing Agent, Melissa Lee, C.P.M., A.P.E., are holding an on-line auction for Equipment Surplus and Retired Equipment. Bids can be made and a catalog of the items available can be found at:

www.FindBates.com

BIDDING CLOSSES SEPTEMBER 19, 2025, AT 10:00 A.M. CST

22-22-22 9:55-12

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

City of Euless

CITY OF EULESS

ORDINANCE NO. 2430

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT TO OPERATE A HOTEL IN THE COMMUNITY HOTEL (C-2) ZONING DISTRICT LOCATED AT RICHARD CROWLEY SURVEY, ABSTRACT 312, TRACT 59, NORTHWEST OF THE INTERSECTION OF EAST HARWOOD ROAD AND STATE HIGHWAY 360, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY FOR VIOLATION, PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER, AND PROVIDING AN EFFECTIVE DATE.

PENALTY FOR VIOLATION.

Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Euless Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

EFFECTIVE DATE.

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CITY OF EULESS

ORDINANCE NO. 2431

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT FOR A PSYCHIATRIC AND SUBSTANCE ABUSE CARE CENTER IN THE ZONING DISTRICT LOCATED AT PARK CENTER ADDITION, TRACT 2, 2219 WEST EULESS BOULEVARD, SUITE 200, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY FOR VIOLATION, PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER, AND PROVIDING AN EFFECTIVE DATE.

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CITY OF EULESS

ORDINANCE NO. 2432

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CITY OF EULESS

ORDINANCE NO. 2433

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CITY OF EULESS

ORDINANCE NO. 2434

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CITY OF EULESS

ORDINANCE NO. 2435

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CITY OF EULESS

ORDINANCE NO. 2436

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CITY OF EULESS

ORDINANCE NO. 2437

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CITY OF EULESS

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CITY OF EULESS

ORDINANCE NO. 2439

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CITY OF EULESS

ORDINANCE NO. 2440

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CITY OF EULESS

ORDINANCE NO. 2441

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CITY OF EULESS

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CITY OF EULESS

ORDINANCE NO. 2443

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CITY OF EULESS

ORDINANCE NO. 2444

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ORDINANCE NO. 2445

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ORDINANCE NO. 2448

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CITY OF EULESS

PZ CASE #2025-09 SUP
200 ft. letters
APPLICANT ADDRESS: 4607 California Parkway E.

Owner:
4607 EAST CALIFORNIA ABL I HOLDINGS LLC
4607 California Pkwy. E
Forest Hill, TX 76119

Address: 4601 California Pkwy
Forest Hill United Methodist Church
P.O. Box 15605
Fort Worth, TX 76119-0605

Address: 4615 California Parkway E
AGAPE Metropolitan Community Church
P.O. Box 24198
Fort Worth, TX 76124-1198

Address: 4617 California Pkwy
Jose Luis Garcia Chavez
Maria Dolores Moreno Garcia
4617 E. California Pkwy.
Forest Hill, TX 76119

Address: 6341 Griggs St.
Arturo Delgadillo
6341 Griggs St.
Forest Hill, TX 76119-7413

Address: 6344 Griggs St.
Nicolas Pozos
6316 Hartman Rd.
Forest Hill, TX 76119-7420

Address: 4413 Leonard St
Hector and Maria Redrujo
5433 E. Roselane St.
Fort Worth, TX 76112



PZ CASE #2025-09 SUP
200 ft. letters
APPLICANT ADDRESS: 4607 California Parkway E.
Page two

Address: 4417 Leonard St.
Eduardo Hinojosa
6337 Hartman Rd.
Forest Hill, TX 76119

Address: 4513 Leonard St.
Jose Marquez De La Rosa
4513 Leonard St.
Fort Worth, TX 76119-7425

Address: 4616 Leonard St.
Fernando De La Paz
4616 Leonard St.
Forest Hill, TX 76119-7428

Address: 6343 Griggs St.
James Butler
6343 Griggs St.
Forest Hill, TX 76119-7413

Address: 6401 Hartman Rd
Forest Hill United Methodist Church
P.O. BOX 15605
Fort Worth, TX 76119-0605

Address: 6348 Twin oaks Dr
Luz Escobedo
Efren Fernandez
6348 Twin Oaks Dr.
Forest Hill, TX 76119



August 22, 2025

Dear Property Owner/Resident:

The Forest Hill Planning and Zoning Commission will hold a Public Hearing on Monday, September 8, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, Texas, 76119. The Forest Hill City Council will conduct a second Public Hearing on these matters on Tuesday, September 16, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, Texas, 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the request is available for viewing at the Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, Texas, 76119. Any other information may be acquired by calling (817) 568-3009.

Case # PZ 2025-09

To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately 2.0169 acre parcel of real property commonly known as 4607 E. California Parkway and described as being part of the John Collett Survey, Abstract 261, Tract 9B in the City of Forest Hill, Tarrant County, Texas from Multi-Family Residential (MF) to Multi-Family Residential with a Specific Use Permit to allow for "Dwelling, Assisted Living Facility" use. The applicant is Denise Deapen of Westerncare Management LLC, representing the owner 4607 E California ABL I Holdings LLC.

This letter is a notification of a Public Hearing of property that is within 200 ft. of your property. You are not required to appear, but should you wish to address the Commission or Council with comments on the proposed cases, you will be afforded the opportunity to speak.

If you have any questions, please contact me at (817) 568-3009 or via email at vwehle@foresthilltx.org.

Thank you,

Venus M. Wehle, PCED
City Manager
City Planner
vwehle@foresthilltx.org

Planning & Zoning Commission Communication Public Hearing and Deliberation 4d

DATE: September 8, 2025

FROM: Venus Wehle, City Manager/City Planner

ITEM: **Case #PZ 2025-10 Deliberation**

Discuss and consider action on a recommendation to the City Council regarding approval of a final plat of Phase I of the Creekside Addition for an approximately 43.186-acre tract of land situated in the Shelby County School Land Survey, Abstract No. 1375, City of Forest Hill, Tarrant County, Texas, and being all of tract of land described as Tract B to Gracious Living Holdings, LP by deed recorded in County Clerk File NO. D21916104, Official Public Records, Tarrant County, Texas.

BACKGROUND:

The Preliminary Plat submission by Clairemont Acquisitions, LLC for the “Creekside Addition” residential subdivision was approved by the Planning and Zoning Commission on July 1, 2024. The Final Plat for Phase 1 of the Creekside development is being presented to you tonight for your consideration.

This thoughtfully planned single-family planned residential community will feature 171 homes in Phase 1 and an additional 47 homes in its 2nd Phase, totaling 65 acres of new growth for the City of Forest Hill. The development will include an amenity center for residents, as well as a dedicated park area, conveyed to the City, providing long-term access to recreational opportunities at Griggs Park.

Specifically, the “Creekside Addition” Phase 1 will include the following blocks and lots: Block 1, Lots 1-47; Block 1, Lots 1X-4X; Block 2, Lots 1-7; Block 2, Lot 6X; Block 3, Lots 1-18; Block 4, Lots 1-18; Block 5, Lots 1-18; Block 6, Lots 1-25; Block 7, Lots 1-14; Block 8, Lots 7-30; Block 8, Lots 8X-11X. There will be a total of 9 “Open Space Lots.” The total acreage for Phase 1 homes will be 43.186; open space lots total 28.599 acres, and ROW (Right-Of-Way) acreage totals 8.871.

To support the development and ensure reliable infrastructure, the project will include comprehensive public improvements, consisting of water distribution, wastewater collection, storm drainage facilities, and paving improvements. These enhancements will be designed and constructed in accordance with City standards, creating sustainable infrastructure that benefits both Creekside and the larger Forest Hill community.

Per the City’s engineers, Teague, Nall, and Perkins, they are recommending conditional approval of Phase 1 of the Creekside development with the requirements that the items below are completed prior to the filing of the plat:

1. Provide Letters of Approval for Acceptance required by Section 6.04 H.15 of the Subdivision Ordinance. (Included in this packet)
2. An easement will be required for the outfall of the proposed detention pond across the Phase 2 property. This easement can then be removed with the final plat of Phase 2 in the future.
3. Provide Tarrant County Regional Water District approval for street, utility, and drainage easement crossings.

The future Phase 2 final plat will follow the layout of the approved preliminary plat for Creekside Phases 1 and 2. Staff is requesting the approval of a Final Plat with Conditions for Phase 1 to allow the developer to begin construction of the project.

FISCAL IMPACT: N/A

LEGAL REVIEW: Reviewed by the City Engineers

ATTACHMENTS:

1. P & Z Case #2025-10 Background Information

MOTION:

Motion to approve or deny recommendation to the City Council regarding approval of a final plat of Phase I of the Creekside Addition for an approximately 43.186-acre tract of land situated in the Shelby County School Land Survey, Abstract No. 1375, City of Forest Hill, Tarrant County, Texas, and being all of tract of land described as Tract B to Gracious Living Holdings, LP by deed recorded in County Clerk File NO. D21916104, Official Public Records, Tarrant County, Texas.

City of Forest Hill
Final Plat Application

PZ 2025-10

APPLICANT NAME: Joseph Gonzalez DATE: 4/11/2025
SUB-DIVISION NAME: Creeside
PROPOSED LEGAL DESCRIPTION: See Exhibit A ACRES: 65.25
CURRENT ZONING: R-1 Single Family Residential PROPOSED ZONING: R-1 Single Family Residential
BEING PLATTED AS: LOTS: 218 BLOCKS: 9 PHASES: 2
CURRENT LEGAL DESCRIPTION: _____

OWNER OF RECORD: Brightland Homes LTD
ADDRESS: 15725 North Dallas Pkwy Ste 300 PHONE: Texas
CITY: Addison STATE: Texas ZIP: 75001
EMAIL: balves@brightlandhomes.com

SURVEYOR: LJA Survey
ADDRESS: 3017 W 7th Street Ste 300 PHONE: 817.288.1900
CITY: Fort Worth STATE: Texas ZIP: 76107
EMAIL: abrown@ljasurvey.com

ENGINEER: LJA Engineering
ADDRESS: 6060 North Central Exwy Ste 400 PHONE: 469.621.0710
CITY: Dallas STATE: Texas ZIP: 75206
EMAIL: jogonzalez@lja.com

DEVELOPER: Brightland Homes LTD
ADDRESS: 15725 North Dallas Pkwy Ste 300 PHONE: Texas
CITY: Addison STATE: Texas ZIP: 75001
EMAIL: balves@brightlandhomes.com

APPLICANT SIGNATURE: J. Gonzalez DATE: 4/10/2025
OWNER SIGNATURE: Charles Allen DATE: 4/15/2025
SURVEYOR SIGNATURE: Abraham Brown DATE: 4/14/2025
ENGINEER SIGNATURE: J. Gonzalez DATE: 4/10/2025
DEVELOPER SIGNATURE: Charles Allen DATE: 4/15/2025

City of Forest Hill

Final Plat Check List

If the following is on the Final Plat, please put an "X", if it is not applicable please write in N/A.

REQUIRED DOCUMENTS

- ☒ Plat application with owner's disclosure and notary statement
- ☒ Application fee
- ☒ Documents required checklist, completed and signed by applicant
- ☒ Technical requirements checklist, completed and signed by applicant
- ☒ Final Plat. See Section 6.02 for submittal requirements
- ☒ As-built survey for any existing permanent structures

TECHNICAL REQUIREMENTS

- ☒ Location map, north arrow, written and graphic scale.
- ☒ Location and dimensions of all boundary lines (indicated by heaviest lines) and all lots.
- ☒ A number or letter identifying each lot, block, and site.
- ☒ Title block in the lower right corner that includes:
 - ☒ type of plat
 - ☒ proposed name of subdivision, with section or phase if applicable
 - ☒ proposed lot and block numbers
 - ☒ reference to the original survey or previous plat including recording information
 - ☒ city, county, state
 - ☒ date of preparation
 - ☒ number of lots
- ☒ Location, dimension, and purpose of all easements within or abutting the subdivision, and the recording information of all existing easements.
- ☒ The following information on adjoining property, which should be shown with dotted or dashed lines:
 - ☒ if platted, subdivision name; lot, block, or tract numbers; recording information
 - ☒ if unplatted, current deed record ownership information
 - ☒ if subdivided without platting, both of the above
- ☒ A note describing the corner tie, and a tie to a Global Positioning System (GPS) monuments accepted by the City. At least one corner of the subdivision shall be tied by course and distance to a corner of a platted lot or to an original corner of the original survey of which it is a part.
- ☒ Metes and bounds description corresponding to the illustration.
- ☒ Gross acreage of the subdivision.
- ☒ Former lot numbers and lot lines shown in half tones ("ghosted")
- ☒ Location of city limit lines if they traverse, form a part of the boundary, or are contiguous to the boundary of the subdivision
- ☒ Certified acreage significant to three digits for each lot, tract, or site.
- ☒ Acreage significant to three digits or the square footage of the rights-of-way dedicated for major collectors and arterials, including corner clips.
- ☒ Professional certification of the surveyor or engineer who prepared the plat.
- ☒ Owner's certification, including recording information of warranty deed.
- ☒ The following note: "This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due."
- ☒ If the plat includes previously platted property, the following certification: "This plat does not alter or remove deed restrictions, if any, on this property."
- ☒ Dedication statement.
- ☒ Notary statement
- ☒ Appropriate approval block

- ☒ Cabinet/slide note
- ☒ If this subdivision requires perimeter fencing or contains property held in common ownership, the following not: "The Property Owners' Association shall be responsible for the maintenance of perimeter fencing and Lots # _____, which will be held in common ownership."
- ☒ Name, address, phone, fax, and email address of record owner, the professional preparing the plat, and the developer.
- ☒ Stormwater Management Acknowledgment and Indemnification Agreement



City of Forest Hill Re-Plat Regulations

FINAL PLAT & CONSTRUCTION DOCUMENTS

General

- A. No subdivision of land shall be allowed without proper submittal, approval and adoption of a Final Plat prepared by a Registered Public Land Surveyor in the State of Texas. The Construction Plans and Specifications for improvements must be prepared by a Licensed Professional Engineer in the State of Texas in accordance with this Ordinance.
- B. All Final Plats must first be preceded by an approved Preliminary Plat.
- C. **There shall be no work done in the field on the proposed development until the Final Plat and related construction plans have been approved.**

Application

- A. When the Developer is ready to submit the Final Plat to the Planning Director for review, the Developer shall provide eight (8) copies of the Final Plat along with eight (8) copies of complete Construction Plans and two (2) copies of construction cost estimates of all public improvements as prepared by a licensed civil engineer. The Final Plat shall carry the legend "**Final Plat.**" The submittal shall include payment of the required filing fees and a letter of transmittal requesting review. No Final Plat will be considered by the City until the prescribed filing fees have been paid in full.
- B. Upon receipt of the Final Plat, Construction Plans, and the required filing fees, the Planning Director shall check the Final Plat as to its conformity with the City's Comprehensive Master Plans, Land Use Plan, zoning, lot size requirements, subdivision and street names and other applicable City standards. The Planning Director shall transmit two (2) copies of the Final Plat and Construction Plans to the City Engineer who shall check for the same conformity with applicable engineering standards and specifications set forth herein, as well as with generally accepted engineering principles when not covered specifically herein. The City's Staff shall return comments on the Final Plat and Construction Plans to the Developer with recommendations as to modifications, additions, alterations or other matters pertinent to the Final Plat and the Construction Plans. If a developer has submitted all of the required components of a Final Plat and Construction Documents, the plat shall be presented to the City Council within thirty (30) days of its acceptance by the staff. At this time, the Developer shall submit twelve (12) full-size copies of the final plat and construction documents.
- C. If approved by the City Council, the Final Plat may constitute only that portion of the approved Preliminary Plat which the Developer proposes to record and develop; however, such portion shall conform to all the requirements of the Subdivision Ordinance.
- D. If Final Plats are submitted for approval by portions or phases of the proposed subdivision, each portion or phase shall carry the name of the entire subdivision and shall bear a distinguishing letter, number or subtitle. Block letters shall run consecutively throughout the entire subdivision, even though such subdivision might be approved in phases.

Development Fees and Certificates

- A. When the Final Plat is submitted to the Planning Director for consideration and adoption, it shall be accompanied by all required application fees as specified by City Ordinance. The deposit of such fees shall constitute a formal request for Final Plat approval.
- B. A review and inspection fee of all proposed improvements (excluding building structures and their foundations), as approved by the Planning Director, shall be paid to the City of Forest Hill by the Developer before the approval of the Final Plat. This fee is to compensate the City for the cost of up to two engineering reviews of Construction Plans and Specifications (one initial review and a second review to verify that all original review comments have been addressed), and inspection of such improvements to be constructed within the subdivision. Any reviews in addition to the first two engineering reviews will not be covered by the fee discussed previously. The Developer will be required to pay the City the extra costs associated with these additional reviews.
- C. The impact fees shall be assessed at the time of recordation of the Final Plat. The impact fees shall be collected at the time a Building Permit is issued on a lot-by-lot basis. The Building Permit for each lot shall not be issued without payment of the applicable impact fees.
- D. The Final Plat submittal shall include certificates from the City, School District and County Tax Collectors showing that all City, School District and County taxes on the land being subdivided have been paid to the current year.

Final Plat Form and Content

The Final Plat shall include the following information:

- A. The Final Plat shall be drawn to a scale of 1" = 100' or larger, on 22" x 34" sheet size.
- B. The Final Plat shall also be supplied in AutoCAD format after it has been approved by the City Council.
- C. The Final Plat shall contain the subdivision name or identifying title and name of the city, county and state in which the subdivision is located; and the name and address of the record owner or developer.
- D. The Final Plat shall include the boundary lines with accurate distances and bearings and the exact location and width of all existing or recorded streets intersecting the boundary of the tract.
- E. The Final Plat shall include an accurate location of the subdivision with reference to the abstract and survey records of Tarrant County.
- F. The Final Plat shall include the location of city limit lines, the outer border of the City's extraterritorial jurisdiction, and zoning district boundaries, if they traverse the subdivision, form part of the boundary of the subdivision, or are contiguous to such boundary.
- G. The Final Plat shall include the gross area of the subdivision, the proposed number of residential lots and area of the individual lots (in tabular format), and the approximate area of parks and of other nonresidential uses.
- H. The Final Plat shall include the exact layout including, but not limited to:
 - 1. Street names.
 - 2. Length of all arcs, radii, internal angles, points of curvature, length and bearing of the tangents.
 - 3. All easements or right-of-ways provided for public services or utilities and any limitations of the easements and restriction statements per the City's Design Criteria Manual.

4. A number or letter shall be used to identify each lot or site, and block.
5. All lot numbers and lines with accurate dimensions in feet and hundredths of feet with bearings and angles to street and alley lines.
6. Accurate location, material and approximate size of all monuments.
7. Accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and of all property that may be reserved by deed covenant for the common use or maintenance of the property owners in the subdivision.
8. Building setback lines and side yard setback lines for lots fronting intersections or crosswalks.
9. Private restrictions.
10. North arrow, scale and date.
11. Masonry mailboxes shall be required at the locations indicated on the Final Plat so as not to conflict with drainage, water, sewer, or other proposed utilities. In those cases where residential lots are adjoining, a dual masonry mailbox shall be required and located on a property line, which is shared by the two properties. Such a dual masonry mailbox shall be indicated on the Final Plat so as not to conflict with drainage, water, sewer or other proposed utilities.
12. If applicable, the Utility Easements Statement, the Public Open Space Restriction Statement, and the Floodway Easement Restriction Statement located in the City's Design Criteria Manual.
13. Certification by a Registered Public Land Surveyor to the effect that the plat represents a survey made by the surveyor and that all the monuments shown thereon actually exist, and that their location, size and material description are correctly shown. The certification shall be as follows:

CERTIFICATE OF SURVEYOR	
STATE OF TEXAS	§
COUNTY OF TARRANT	§
I, the undersigned, a registered public land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. (Surveyor's Seal) Registered Public Land Surveyor Date	

14. A certificate of ownership and dedication of all streets, alleys, parks, easements, trails and playgrounds to public use forever, signed and acknowledged before a Notary Public by all owners and Lien Holders of the land, along with a complete and accurate metes and bounds description of the boundary of the land to be subdivided and the streets to be dedicated. The certification shall be as follows:

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows: (Metes and Bounds Description of Boundary) and designated herein as the subdivision to the City of Forest Hill, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Owner _____

Date _____

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 considerations therein stated.

Given under my hand and seal of office this _____ day of _____, _____.

NOTARY PUBLIC _____

_____, County, Texas

15. Letters of approval for acceptance by the following entities and/or utilities as affected by the property being platted.
- a. Electric
 - b. Natural Gas
 - c. Telephone
 - d. Cable Television
 - e. School District
 - f. Texas Department of Transportation
 - g. Any other holder of dedicated easements or rights-of-way within or immediately adjacent to property.
16. Signature blocks, as shown below, to be completed by the City Council and Planning and Zoning Commission.

THE PLANNING AND ZONING COMMISSION OF FOREST HILL, TEXAS ON _____, VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

PLANNING & ZONING CHAIRPERSON _____

ATTEST:

PLANNING & ZONING SECRETARY _____

THE CITY COUNCIL OF FOREST HILL, TEXAS ON _____, VOTED
AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

MAYOR

ATTEST:

CITY SECRETARY

17. City approval of the street address numbering for all houses or other buildings contemplated to be erected within the subdivision as developed, such street address numbering to be assigned by the Planning Director and/or Fire Chief prior to the approval of the Final Plat.
- I. Storm Water Management Acknowledgment and Indemnity Prior to Final Plat approval by the City Council, the developer of a subdivision and/or re-subdivision of land shall be required to execute and file with the City Secretary an Acknowledgment Agreement and an Indemnity Agreement relating to the storm water management system and improvements located within the subdivision as set forth below.
 1. Acknowledgment Agreement. The Acknowledgment Agreement executed by the developer shall be on a form provided by the City and shall establish, as a matter of record, the following matters:
 - a. The City of Forest Hill requires that the developer of a subdivision employ a Licensed Professional Engineer in the State of Texas to design the storm water management system within the subdivision. The engineer is to evaluate the specific local circumstances of the tract being subdivided and to analyze flows of water entering the tract and leaving the tract subsequent to the development of the subdivision. The engineer is to utilize his or her best professional judgment to design a system that will adequately manage storm water at the specific location in question and to ensure that the system conforms to the requirements of Texas law.
 - b. The storm water / drainage improvement standards published and approved by the City of Forest Hill are the minimum standards deemed acceptable by the City. The City does not and has not represented that they are appropriate for every situation and it is the responsibility of the developer's engineer to determine if a more extensive system is necessary to adequately manage storm water issues both onsite and offsite.
 - c. The City Staff of the City of Forest Hill will undertake a summary review of the storm water analysis and proposed improvements presented by the developer's engineer. The City Staff will not re-engineer the project but will only be reviewing the developer's work to determine if it appears to be consistent with minimum requirements and to meet or exceed minimum specifications contained in City development requirements. The City's engineering review is not intended to evaluate the detailed engineering analysis and calculations undertaken by the developer's engineer.
 2. Indemnification Agreement. The developer shall execute and file with the City Secretary a written agreement to indemnify and hold harmless the City from any and all judgments, claims, demands or causes of action of any nature whatsoever occasioned by or arising out of the inadequate or improper surface drainage of said subdivision or re-subdivision for a period of five (5) years from the date of the approval by the City Council of the Final Plat of said subdivision or re-subdivision. The Indemnification Agreement is required because the developer's engineer has designed the system and the developer's contractors have constructed the system.

Construction Plans

A. General

1. All improvements shall be designed in accordance with the City of Forest Hill Design Criteria referenced as part of this Ordinance.
2. Eight (8) copies of complete Construction Plans, specifications, engineering calculations, completed Construction Plan Checklists, and detailed cost projections, for streets, drainage, sanitary sewers, water distribution, and any other improvements to be constructed, are required to be submitted with the Final Plat. Construction plans must be 100% complete at the time of submittal. Any incomplete sets of construction plans shall be returned unreviewed.
3. The Construction Plans shall be submitted on standard 22" x 34" sheets.
4. Each sheet of the Construction Plans shall contain a title block, including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date that the revision was made.
5. Each sheet shall bear the seal and signature of the Licensed Professional Engineer in the State of Texas who prepared the plans.
6. Each sheet of the Construction Plans shall include north arrow, scale, date, and benchmark description to sea level datum. Scales shall be 1 inch equal 20, 40 or 50 feet horizontally and 1 inch equal 2, 4, or 5, feet vertically.
7. The title sheet of the Construction Plans shall bear a signature block for approval for construction which shall read as follows:

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY, AND RELEASED FOR CONSTRUCTION, BY THE CITY OF FOREST HILL. THE CITY HAS DETERMINED THAT THEY CONTAIN THE REQUIRED DOCUMENTS AND MEET MINIMUM STANDARDS FOR THE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS. THE CITY'S REVIEW AND RELEASE OF THESE PLANS DOES NOT REPRESENT THAT THE CITY HAS RE-ENGINEERED THE IMPROVEMENTS BUT ONLY THAT THE MATERIALS SUBMITTED MEET MINIMUM STANDARDS. THE DESIGN ENGINEER AND/OR CONTRACTOR IS RESPONSIBLE FOR THE UNDERLYING ENGINEERING AND RECOGNIZES THAT SPECIFIC SITE CIRCUMSTANCES AND CONDITIONS MAY REQUIRE IMPROVEMENTS CONSTRUCTED TO EXCEED MINIMUM STANDARDS CONTAINED IN THE CITY'S DESIGN GUIDELINES. THE DESIGN ENGINEER AND CONTRACTOR ARE RESPONSIBLE FOR THE ACCURACY OR CORRECTNESS OF THE PLANS AND SPECIFICATIONS CONTAINED HEREIN.

DIRECTOR OF PUBLIC WORKS: _____

PLANNING DIRECTOR: _____

CITY ENGINEER: _____

CITY FIRE MARSHAL: _____

BUILDING OFFICIAL: _____

B. Paving Plans

1. The Construction Plans shall include a plan and profile of each street with stationing, top of curb grades, and existing and proposed ground lines. The typical cross-section of proposed streets shall show the width of roadway, pavement type, and location and width of sidewalk. Plans and Specifications shall conform to City of Forest Hill Design Criteria referenced by this Ordinance.
2. Three (3) copies of the geotechnical report recommendations for pavement thickness and cement or lime content, as required by the design criteria, shall be submitted with the construction plans.

C. Sanitary Sewer and Water Plans

The Construction Plans shall include a plan and profile of proposed sanitary sewers and water lines 12" and larger, with stationing, grades and pipe sizes indicated and showing locations of manholes, etc., and a plan of the proposed water distribution system showing pipe sizes and location of valves, fire hydrants, and fittings, etc., in conformance with City of Forest Hill Design Criteria.

D. Floodplain/Drainage Study

1. The purpose of this section shall be to establish the policies of the City of Forest Hill governing floodplains, drainageway and storm water management to avoid the danger of flooding and ensure that proposed developments can be adequately served by existing and/or proposed drainage facilities. The purpose of these policies is to protect the general health, safety and welfare of the public by reducing the risk of flooding private property and public right-of-ways. The latest National Flood Insurance Program (NFIP) Guidelines and associated references are hereby incorporated into this Ordinance by reference.
2. A Floodplain/Drainage Study is required for any property which meets any of the following criteria: a. Lies wholly or partially within a flood hazard area as delineated by the current Flood Insurance Rate Maps as provided by FEMA. b. The land use intensity is greater than that shown in the Comprehensive Land Use Plan. The City may require that the Developer provide, at the Developer's expense, a drainage study of the proposed development. Three (3) copies of this study shall be submitted with the Final Plat.
3. The drainage study shall be prepared and sealed by a Licensed Professional Engineer in the State of Texas with experience in hydrology and hydraulics engineering.
4. If any portion of the floodway is proposed to be modified or a culvert or bridge is proposed to cross a FEMA-designated floodplain, the Developer shall prepare a Conditional Letter of Map Revision (CLOMR) request to FEMA in conjunction with, or prior to, submittal of the Construction Plans. The CLOMR must be approved by FEMA before any construction may occur within the area designated as floodplain by FEMA or the City. The Developer shall gain City approval of the CLOMR prior to submittal of the CLOMR request to FEMA.
5. A CLOMR approval must be followed up by a Letter of Map Revision (LOMR) request after approved improvements within the floodplain are completed. The Developer shall gain City approval of the LOMR prior to submittal of the LOMR request to FEMA.

E. Storm Drainage Plans

1. The Construction Plans shall include a plan and profile of proposed storm sewers and/or channels, showing stationing, hydraulic data, pipe grades and sizes, manholes, inlets, pipe connections, outlet structures, etc., in conformance with City of Forest Hill Design Criteria.
2. The Construction Plans shall include a general location map of the subdivision showing the entire contributing watershed (a U.S.G.S. quadrangle is satisfactory when topographic information of higher quality is not available).

3. The Construction Plans shall include a drainage area map as well as all calculations showing the anticipated storm water flow, including watershed area, percent runoff, and time of concentrations shall be submitted showing basis for design. The effects of detention, as applicable, shall be included on the plans.
4. The Construction Plans shall include a detailed plan for any bridges, culverts, catch basins, any other drainage structures, or any other improvements to be made. Any specialized details for drainage structures must be included on the plans.

F. Grading Plan

Any proposed changes in topography shall be shown by contour lines on a basis of two (2') foot intervals in terrain with a slope of five (5%) percent or more, and on a basis of one (1') foot intervals in terrain with a grade less than five (5%) percent.

G. Design Summary

A separate document or report entitled "Engineering Design Summary" may be required as directed by the City Engineer, and included with the submittal of the Construction Plans and Specifications. It shall summarize calculations and other such engineering information pertaining to the major items of design. It shall be used during the review to determine whether the facilities proposed for construction have been designed in accordance with the intent of the City of Forest Hill Design Criteria.

H. Landscape Plan

1. Landscaping with irrigation shall be required for all developments and shall strictly adhere to the Landscape Ordinance.
2. A landscape plan shall be submitted and shall conform to the guidelines established in the City of Landscape Ordinance. It is City's policy to protect and preserve native trees and vegetative cover to the maximum practical extent in the development of subdivisions and shall strictly adhere to the City of Forest Hill Tree Ordinance. Because some trees and vegetation will be destroyed during construction by the Developer, some replacement will be required. The tree replacement should be addressed in the landscape plan, conform to guidelines established in the Landscape Ordinance and City Zoning Ordinance, and must be verified prior to final acceptance of the subdivision improvements by the City. All screening shall strictly adhere to the Landscape and Zoning Ordinance.
3. All streetscaping shall be shown on the landscape plan and shall be in conformance with the Landscape Ordinance.

I. Erosion Control Plan

The Developer shall submit an erosion control plan in compliance with Forest Hill Design Criteria.

J. Signage Plan

The Developer shall submit a signage plan in compliance with Forest Hill Design Criteria and the current *Texas Manual on Uniform Traffic Control Devices*.

Method of Approval

- A. If a Developer has submitted all of the required components of a Final Plat and Construction Document submission, it shall be presented to the City Council within thirty (30) days of its acceptance by the City for

action. Upon receiving a written request from the Developer, the City Council shall act on the Final Plat within the thirty (30) day time period specified in Section 212.009 of the Texas Local Government Code. If the City Council fails to take action on the Final Plat or fails to disapprove it within thirty (30) days from the date the request was received, the Final Plat shall be deemed approved by City Council.

- B. The final plat shall be in accordance with the preliminary plat as approved and incorporate all conditions, changes, directions and additions imposed by the City Council. The final plat shall not be released for filing until detailed engineering plans have been approved by the City. The final plat shall constitute only that portion of the approved preliminary plat which the subdivider proposes to record and then develop, provided, however, that such portion conforms to all the requirements of these regulations. The final plat shall also be accompanied by construction plans and cost estimates for construction improvements. If the Final Plat is substantially different than the Preliminary Plat, then the Planning Director may require that the Preliminary Plat be revised and resubmitted to the Planning and Zoning Commission and City Council for approval.
- C. At any time during the thirty (30) day period of the platting process, the applicant may make a request in writing that the Final Plat be withdrawn from the present consideration of the City Council, as the case may be. Such written request abandons the initial filing date with such body and designates a subsequent date to be the new filing date for the Final Plat before that body. The applicant may be permitted, without the necessity of paying an additional submittal fee, to withdraw and refile the Final Plat with such body on the new filing date designated in the written request. A new thirty (30) day period for approval or disapproval by such body shall commence to run from the new submittal date.
- D. If the City Council has indicated its approval subject to certain changes being made by the applicant, the engineer for the applicant shall make all such changes and submit the final drawings for the approval of the City Engineer and City Staff prior to the signing of the certificate of approval on the title sheet of the Construction Plans. Where Construction Plans have been required, they shall bear all required signatures before use by the Contractor. The Contractor shall maintain one set of the plans, reflecting review and release (pursuant to the City's Design Criteria Manual), on the project at all times during construction. If construction has not commenced within one (1) year after approval of the Construction Plans, resubmittal of Construction Plans, which comply with the current Subdivision Ordinance shall be made to the City Engineer and City Staff for review. Additional filing fees may be required by the City Manager.
- E. After the Final Plat and Construction Plans have been approved by the City Council, and before construction of any improvements, the Developer shall furnish the City with eight (8) sets of the approved Construction Plans and Specifications.
- F. **The Final Plat approval expires two (2) years after City Council approval, unless construction has commenced and all the requirements of this Ordinance, prior to construction, have been met.** If the subdivision is to be constructed in phases, the approval of the Final Plat will remain valid as long as no more than two (2) years' time passes between approval of the construction plans for a phase and the submittal of the construction plans for approval of the subsequent phase. The Final Plat may also be extended with City Council approval by filing a written request prior to the Final Plat's expiration.
- G. Architectural Barriers Project Registration
 - 1. All plans and specifications for the construction or alteration of public buildings and facilities, privately owned buildings and facilities leased or occupied by state agencies, places of public accommodation, and commercial facilities must be in compliance with the Texas Accessibility Standards (TAS) for individuals with disabilities and must conform to the standards required by regulations issued by the Texas Department of Licensing and Regulation (TDLR), under the Architectural Barriers Act, codified as Article 9102, Texas Civil Statutes (see Architectural Barriers Administrative Rules – Section 68.30 for exemptions).

2. Projects with a total estimated cost of \$50,000 or more are required to submit a full set of construction documents in accordance with Administrative Rule 68.20 to TDLR for registration and review. If a project's total estimated cost is less than \$50,000, it is not required to be submitted to TDLR for registration and review, however, the project is still required to comply with TAS. An architect, interior designer, landscape architect, or engineer with overall responsibility for the design of a building or facility subject to subsection 5(j) of the Architectural Barriers Act, shall mail, ship, or hand-deliver the construction documents to the department, a registered accessibility specialist, or a contract provider not later than five (5) business days after the design professional issues the construction documents. An Architectural Barriers Project Registration form must be completed for each subject building or facility and submitted along with the applicable fees not later than ten (10) business days after the design professional issues the construction documents.
3. The Certificate of Occupancy (or City Letter of Acceptance for public infrastructure) will not be issued until TDLR has approved the construction and proof of such has been provided to the City Building Official.

Filing of the Final Plat

- A. After the following criteria are met, the Final Plat may be filed with the County.
 1. Final Plat is approved by the City Council and all revisions required by the City Council and the City Engineer are complete.
 2. The Developer has submitted final copies of the Final Plat and Construction Plans and all required signatures have been obtained.
 3. All required fees have been paid in full.
 4. The Developer has provided surety in accordance with this Ordinance that the public improvements will be completed.
- B. Upon filing the Final Plat in the County Records, the City shall have two (2) photostatic copies made by the County Recording Clerk on standard 18 inch by 25 inch sheets showing the cabinet and slide where filed. One (1) copy shall be submitted to the City for placement in the permanent plat record book at the City Hall and the other will be furnished to the City Engineer.

FINAL PLAT FEES: \$750.00 plus \$10.00 per lot

FINAL PLAT APPLICATION

DOCUMENTS REQUIRED

Staff review will not begin until all the following have been submitted. Contact the Planning Department for required payment of taxes and documents needed prior to filing.

<u>Staff</u>	<u>Appl</u>	
☐	☐	Plat application with owner's disclosure and notary statement
☐	☐	Application fee
☐	☐	Documents required checklist, completed and signed by applicant
☐	☐	Technical requirements checklist, completed and signed by applicant
☐	☐	Final Plat. See Section 6.02 for submittal requirements
☐	☐	As-built survey for any existing permanent structures

Preparer's Signature: J Gonzalez

Printed Name: Joseph Gonzalez

Date: 04/10/2025

FINAL PLAT APPLICATION

TECHNICAL REQUIREMENTS

The following elements must be shown. Each lot shall comply with the requirements specified in the Zoning Chapter for width, depth, and area. Please see the Subdivision Rules and Regulations for easements, rights-of-way, and public areas required. If Plat requires more than one sheet, number the sheets and provide match lines and a key map.

<u>Staff</u>	<u>Appl</u>	
☐	☐	Location map, north arrow, written and graphic scale.
☐	☐	Location and dimensions of all boundary lines (indicated by heaviest lines) and all lots.
☐	☐	A number or letter identifying each lot, block, and site.
☐	☐	Title block in the lower right corner that includes: ▪ type of plat ▪ proposed name of subdivision, with section or phase if applicable ▪ proposed lot and block numbers ▪ reference to the original survey or previous plat including recording information ▪ city, county, state ▪ date of preparation ▪ number of lots
☐	☐	Location, dimension, and purpose of all easements within or abutting the subdivision, and the recording information of all existing easements.
☐	☐	The following information on adjoining property, which should be shown with dotted or dashed lines: ▪ if platted, subdivision name; lot, block, or tract numbers; recording information ▪ if unplatted, current deed record ownership information ▪ if subdivided without platting, both of the above
☐	☐	A note describing the corner tie, and a tie to a Global Positioning System (GPS) monuments accepted by the City. At least one corner of the subdivision shall be tied by course and distance to a corner of a platted lot or to an original corner of the original survey of which it is a part.
☐	☐	Metes and bounds description corresponding to the illustration.
☐	☐	Gross acreage of the subdivision.
☐	☐	Former lot numbers and lot lines shown in half tones ("ghosted")
☐	☐	Location of city limit lines if they traverse, form a part of the boundary, or are contiguous to the boundary of the subdivision
☐	☐	Certified acreage significant to three digits for each lot, tract, or site.
☐	☐	Acreage significant to three digits or the square footage of the rights-of-way dedicated for major collectors and arterials, including corner clips.
☐	☐	Professional certification of the surveyor or engineer who prepared the plat.
☐	☐	Owner's certification, including recording information of warranty deed.
☐	☐	The following note: "This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due."

FINAL PLAT APPLICATION
TECHNICAL REQUIREMENTS

<u>Staff</u>	<u>Appl</u>	
☐	☐	If the plat includes previously platted property, the following certification: "This plat does not alter or remove deed restrictions, if any, on this property."
☐	☐	Note describing the location of proposed perimeter fencing.
☐	☐	Dedication statement.
☐	☐	Notary statement
☐	☐	Appropriate approval block
☐	☐	Cabinet/slide note
☐	☐	If this subdivision requires perimeter fencing or contains property held in common ownership, the following note: "The Property Owners' Association shall be responsible for the maintenance of perimeter fencing and Lots #__, which will be held in common ownership."
☐	☐	Name, address, phone, fax, and email address of record owner, the professional preparing the plat, and the developer.

Preparer's Signature: J Gonzalez

Printed Name: Joseph Gonzalez

Date: 04/10/2025

CITY OF FOREST HILL
CONSTRUCTION PLAN CHECKLIST

PROJECT NAME: Creekside

ENGINEER: LJA Engineering CONTACT: Joseph Gonzalez

PHONE: 469.621.0710 FAX: _____

EMAIL: jogonzalez@lja.com

ADDRESS: 6060 North Central Expressway, Suite 400, Dallas, Texas 75206

PREPARER'S SIGNATURE: J Gonzalez DATE: 04/10/2025

PRINTED NAME: Joseph Gonzalez

WATER, SANITARY SEWER, PAVING, GRADING AND DRAINAGE PLANS

Shown N/A

A. Cover Sheet / Plat

- | | | |
|-------------------------------------|--------------------------|---|
| ☒ | ☐ | 1. Addition or project name |
| ☒ | ☐ | 2. City of Forest Hill, Tarrant County, Texas |
| ☒ | ☐ | 3. Sheet Index |
| ☒ | ☐ | 4. Graphic location map |
| ☒ | ☐ | 5. Project name on right end of sheet |
| ☒ | ☐ | 6. Date |
| ☒ | ☐ | 7. Name, address, phone and fax of the Developer |
| ☒ | ☐ | 8. Name, address, phone and fax of the Engineer |
| ☒ | ☐ | 9. Final Plat as second sheet FIFTH AND SIX |

B. General Requirements For All Sheets

- | | | |
|-------------------------------------|--------------------------|--|
| ☒ | ☐ | 1. Title block, project name, sheet numbering sequence |
| ☒ | ☐ | 2. Scale max 1"=20' for plan/profile drawings and at least 1"=100' for all overall layouts |
| ☒ | ☐ | 3. North arrow |
| ☒ | ☐ | 4. Seal, signature and date |
| ☒ | ☐ | 5. Legend and special drafting symbols |
| ☒ | ☐ | 6. Drawings must be 22"x34" |
| ☒ | ☐ | 7. All street names shown |
| ☒ | ☐ | 8. Sheet orientation map on each sheet |
| ☒ | ☐ | 9. Property information shown in accordance with final plat |
| ☒ | ☐ | a. Property lines on all lots |
| ☒ | ☐ | b. Subdivision name |
| ☒ | ☐ | c. Street names |
| ☒ | ☐ | d. Lot and block numbers |

Shown N/A

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- e. Front lot dimensions
- f. Show all easements with type and size
- 10. All easements shown offset with improvements only in one Lot
- 11. Location of existing and proposed utilities

C. Related Issues

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- 1. Request for City participation on any improvements to be submitted to the City Manager as part of the Developer Agreement.
- 2. Off-site grade-to-drain permission letter submitted prior to construction plan approval
- 3. Off-site easements submitted prior to construction plan approval
- 4. FEMA CLOMR, LOMR requests submitted prior to final plat approval
- 5. Development Permit required when building within 100-year floodplain
- 6. TPDES Permit No. TXR150000

D. Special Plans

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- 1. Erosion control plan and details
- 2. Computer models
- 3. Tree preservation plan and tree survey, showing protected trees and trees to be removed.
- 4. Geotechnical report for the public streets submitted by the Design Engineer
- 5. Grading Permit issued by Building Services (if applicable)

Water Plans

A. Proposed Water Main Requirements

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- 1. Clear curb inlets by at least 2 feet (horizontally and vertically)
- 2. Plans list all necessary fitting for all water main
- 3. Where lines are to be terminated, but extended in the future, the pipe is stubbed two pipe lengths past the gate valve and a 2" blowoff installed
- 4. Lines along unimproved streets have a minimum depth of 5' to 6'
- 5. Minimum cover of 48" for water mains
- 6. All systems shall be looped unless approved by the Director of Public Works
- 7. All existing lines, valves and hydrants shown and labeled
- 8. Conflicts or crossing with existing or proposed utilities shown
- 9. Adequate stub-outs to adjacent properties
- 10. Size, type and pressure class of all lines shown

B. Fire Hydrant Locations

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- 1. Out of traffic and in accessible areas (steamer nozzle to be located at least 3' back of curb), 50 feet from building
- 2. At the end of mains in cul-de-sacs and other locations where lines terminate
- 3. Hydrants should be located at all intersection streets at the curb return
- 4. Hydrants located between intersections, and in the cul-de-sacs should align with common lot lines
- 5. For all commercial and industrial uses, fire hydrant shall be spaced a maximum 300 linear feet apart, 600 feet if buildings are sprinklered.
- 6. On all other land uses where there is no development, fire hydrants shall be spaced as determined by Public Works and Fire Marshal.
- 7. A fire hydrant must be located within 100 feet of a fire department connection

Shown N/A

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8. Fire hydrants located in median islands in parking lots may require 3-6" concrete bollards around them

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9. Fire hydrants should not be located in handicap parking spaces

C. Gate Valves

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1. Installed to allow for isolation of lines for repairs

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2. Main line valves to be located back of the proposed curb at the point of tangency for curb return to eliminate conflict with curb/ramp

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3. In-line valves required to isolate no more than 20 homes

D. Water Services

☒ ☐

1. All water services to be one-inch minimum diameter

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2. All water services shall be installed 10' (ten) from the sanitary sewer service

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3. Services shown to common green areas if irrigation is intended

E. Water Pipes

☒ ☐

1. All PVC pipe shall be SDR 18 C-900

☒ ☐

2. Minimum radius used for PVC pipe:

Pipe Size (inches)	Minimum Allowable Radius (feet)
8	200
10	250
12	300

For sizes larger than 12":

Minimum Radius = 300 x Pipe Diameter (Ft)

☒ ☐

3. Profile all water mains 12" or larger

F. Fire Lines

☐ ☒

1. To install the Backflow Assembly inside the building, the distance from the tap to the assembly must not be more than 100 feet. Branch lines from tap to assembly are not allowed.

☐ ☒

2. Fire lines more than 100 feet from the tap to assembly, the assembly shall be installed in an approved vault. The assembly will be located on private property, not in an easement or right-of-way.

G. General Notes

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1. General notes included

☒ ☐

2. City standard detail sheet

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3. Any special details required, e.g. aerial crossings

SANITARY SEWER PLANS

A. Sewer Mains

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1. Private sanitary sewer mains labeled

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2. Easements shown for public sewer mains not being installed within right-of-way

☒ ☐

3. Mains are encased in Class 'A' concrete where the cover is three feet or less in paved areas (measured from top of subgrade), two feet or less in parkways.

Shown N/A

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4. All sanitary sewers are shown in the plan and profile stationed beginning at the downstream end
5. The flow line elevation of mains is indicated at each station and at 50-foot intervals in profile
6. Flow direction arrows along the mains are shown on the layout drawing
7. Installed on uniform grade when possible
8. Avoid rapid grade changes or reduced velocities at the lower section of the main
9. **NO** construction of vertical curves is to be used in a section of sewer mains
10. All proposed or existing pipelines or conduits that conflict with sanitary sewer mains are shown on profile view
11. Adequate stub-outs to adjacent properties
12. Length, type and size of pipe labeled between manholes
13. Profile shows existing and proposed ground at pipe centerline.
14. Vertical and horizontal separations meet TCEQ requirements
15. Minimum slope for sanitary sewers flowing full or half full, a minimum velocity of 2 ft/sec. and having a Manning's Coefficient of $n=0.013$ is:

Diameter (inches)	Slope (feet)
8	0.0040
10	0.0028
12	0.0022
15	0.0015
18	0.0012
21	0.0010
24	0.0008
27	0.00067
30	0.00058
36	0.00046

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16. All manholes must have 0.10 feet of fall though the manhole
17. Rigid PVC connectors must be used when connecting pressure rated pipe to sewer pipe

B. Sewer Main Design

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1. Mains will be extended through the property or development to serve abutting tracts or property at low points or drainage ways
2. Sewers are designed to carry peak flow at 75% of full capacity (computed using a Manning's $n=0.013$ or $n=0.011$, when PVC pipe is used)
3. With drainage areas larger than 100 acres, and proposed land zoning is unknown, Harmons Formula is used, which yields the peak dry weather flow
 $M=1+14$
 $4+P$
 M =Ratio of design load to average load
 P =Population in thousands, assuming a density of 14 people per acre

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4. All sanitary sewer mains, where approved by the city, using poly-wrapped ductile iron pipe, will be class 50 or greater

Shown N/A

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C. Sewer Pipe

1. Minimum radius shall be 200' for PVC pipe (having a curved alignment):*
 $R=300D$
 R =minimum allowable radius of curvature
 D =pipe diameter
 R & D are in the same units (feet)
 *additional manholes may be required for radii under 200'
2. Sanitary sewer PVC pipe shall be SDR 35 if depth of line is 10' or less.
3. Sanitary sewer PVC pipe shall be SDR 26 if depth of line is greater than 10'

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D. Manholes

1. Installed at a maximum of 500 feet on public sewer lines and at grade changes, direction changes, and pipe size changes
2. Installed at end of mains in the center of all cul-de-sac
3. Tops set a minimum of 18" below top of the subgrade when located in proposed pavement; 12" behind the curb, allow for 1' of adjustment.
4. Rim elevations included on profile drawings
5. When located in parkways, rim elevations should be 0.2 feet above the adjacent top of curb
6. Invert is reworked, when tying to existing manholes
7. Watertight rings and lids used, when located in 100-year floodplain, roadway ditches and or as required by City Inspectors
8. Drop manholes have 5' diameter, manholes subject to approval by the City Engineer
9. Man hole required where length to Cleanout exceeds 250 feet
10. Adequate noted for coring shown when connecting sewer pipe to existing manhole. (No breakouts allowed)
11. Locate manholes to collect two services wherever possible
12. Installed a minimum of 9' from any water line

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E. Services

1. Maximum of 3 sewer services are to be located below water mains
2. Sanitary sewer services are to be located below water mains
3. Standard services shown in the center of the lot
4. Dimensions to property lines shown if service is not in standard location
5. Direct services to manhole wherever possible
6. Sewer services shall be a minimum of 5' below grade at the property or easement line

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F. General Notes/Detail Sheets-Sanitary Sewer

1. General notes included
2. City standard details
3. Any special details required, e.g. areal crossings

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PAVING-PLAN VIEW

A. General

1. Temporary turn-around shown
2. Traffic control plans
3. Striping plans, all necessary traffic devices

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Shown N/A

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4. Horizontal curves meet subdivision ordinance
5. Tangents between reverse curves (unless approved by City Engineer)
6. No compound curves shown
7. Street widths meet standard detail requirements
8. At future street stubs, a Type III barricade with a sign reading "Future Through Street" shall be installed
9. Driveway islands and medians shall meet driveway ordinance
10. Thirty (30') curb radius on collectors and arterials and any drive designated as fire lane

B. Street Facilities

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1. Cut and Fill areas shown on the plan layout.
2. Flow arrows for direction of storm water runoff in gutter, at crests, sags and street intersections
3. P.I. with intersecting streets
4. High and low point elevations and stations
5. Elevations at quarter points on cul-de-sacs
6. 3:1 side slopes maximum in right-of-way or easement
7. Valley gutter must have adequate fall across gutter, 2% preferred, unsure that drainage are map shows area draining to gutter
8. Cul-de-sac have radius of 60'

C. Base Line or Center Line Ties to Existing or Proposed Reference Points

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1. Monuments
2. Property Corners
3. Show Stationing
4. P.C. stations
5. P.I. stations
6. P.T. stations
7. P.R.C. stations
8. P.C.C. stations
9. Intersection street and equations
10. Angle between intersecting street centerlines

D. Curve Data

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☒	☐
☒	☐

1. Curve identification number
2. Radius
3. Tangent length
4. Central angle
5. Curve length

E. Base Line or Center Line Ties (Stationing and Offset) to Planned Improvements

☒	☐
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1. Curb and gutter
2. Limits of project
3. Storm sewers
4. Inlets

Shown N/A

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5. Manholes
6. Culverts, bridges, headwalls
7. Radius sizes and location for:
 - a. Curb returns
 - b. Median noses
 - c. Turn lanes
 - d. Cul-de-sacs
 - e. Curb: P.I.'s
8. Replacement of existing driveways

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F. Sidewalks

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1. Refer to Section 2.06

PAVING-PROFILE VIEW

A. General

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1. Top of curb profile
2. Vertical curves meet subdivision ordinance criteria
3. Safe sight distance for design speed
4. Profile of existing ground at centerline, left and right R.O.W.
5. Minimum grade: .75%
6. Maximum grade:
 - a. Arterials-6%
 - b. Major collectors-10%
 - c. Minor collectors 10%
7. Top of curb grades shown on 50 foot stations
 - a. Start elevation
 - b. End elevation
8. Minimum vertical curve length-50 ft. per each % change in grade on collectors, and arterial

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B. Top of Flow Line of Existing or Proposed Utilities with Description when Contiguous or Crossing Proposed Facilities*

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1. Water
2. Sanitary sewer
3. Gas
4. Telephone
5. Electric
6. Other

*Not needed on paving profile if S.D. shown on separate sheets

C. Storm Drainage Facilities

☒	☐
☒	☐
☒	☐

1. General notes included
2. City standard detail sheets
3. Any special details, e.g. guard rails

STORM DRAINAGE PLANS STORM DRAIN-PLAN VIEW

Shown N/A

A. General

- | | | |
|-------------------------------------|--------------------------|---|
| ☒ | ☐ | 1. Easements adequate for maintenance/access |
| ☒ | ☐ | 2. Junction box installed when pipe size changes 1' or more |
| ☒ | ☐ | 3. Easement width 15' minimum for pipes sizes thru 36" |
| ☒ | ☐ | 4. Easement width 20' minimum for pipe sizes 42" through 54" |
| ☒ | ☐ | 5. Easement width 25' minimum for pipe sizes 60" through 66" |
| ☒ | ☐ | 6. Easement width 30' minimum for pipe sizes 72" through 102" |
| ☒ | ☐ | 7. 5' additional easement when shared with other utilities for pipe sizes 36" through 54" |
| ☒ | ☐ | 8. Box culvert easements with equal to the box plus twenty (20) additional feet. The edge of the box shall be located five (5) feet from either edge of the easement. |
| ☒ | ☐ | 9. Install benchmarks on inlets or drainage structures, Send a letter with X, Y and Z information using State Plane feet, NAD 1983 datum prior to the subdivision being accepted by the City of Southlake |
| ☒ | ☐ | 10. All public storm sewer pipe shown as RCP |
| ☒ | ☐ | 11. Property drain into a critical drainage structure, fee to be paid prior to construction. |

B. Drainage Area Map

- | | | |
|-------------------------------------|--------------------------|--|
| ☒ | ☐ | 1. Overall drainage map, U.S.G.S. topography, show all off-site areas |
| ☒ | ☐ | 2. Drainage map with maximum scale of 1"=200' and 5' contours |
| ☒ | ☐ | 3. All existing and proposed storm drain lines and inlets |
| ☒ | ☐ | 4. Indicate sub-areas for each collection point |
| ☒ | ☐ | 5. Label design points for concentration or collection |
| ☒ | ☐ | 6. Hydraulic computation sheet provided |
| ☒ | ☐ | 7. Method of analysis noted |
| ☒ | ☐ | 8. Drainage calculations sufficient |
| ☒ | ☐ | 9. Criteria meet the drainage ordinance |
| ☒ | ☐ | 10. Indicate runoff for all dead-end streets or outfall into adjacent undeveloped tracts |

C. Centerline Data

- | | | |
|-------------------------------------|--------------------------|--|
| ☒ | ☐ | 1. Stationing along centerline |
| | | a. Equations to street paving centerline if applicable |
| ☒ | ☐ | 2. Beginning station |
| ☒ | ☐ | 3. Ending station |
| ☒ | ☐ | 4. P.C. station |
| ☒ | ☐ | 5. P.T. stations |
| ☒ | ☐ | 6. P.R.C. stations |
| ☒ | ☐ | 7. P.C.C. stations |
| ☒ | ☐ | 8. Centerline curve information |
| ☒ | ☐ | 9. Centerline deflection |
| ☒ | ☐ | 10. Ties to property corners sufficient to reestablish |

D. Stations and Offsets To:

- | | | |
|-------------------------------------|--------------------------|-------------|
| ☒ | ☐ | 1. Manholes |
|-------------------------------------|--------------------------|-------------|

Shown N/A

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2. Inlets
3. Special structures
4. Culverts
5. Special fittings
6. Other

E. Proposed Culverts

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1. Stations and offset ties
2. Skew angle
3. Spot elevations in ditches upstream and downstream
4. A reducer is required at the pipe connection of pipes of different sizes.

F. Grading Plan

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1. Lot drainage shown with directional arrows on all lots
2. Surface drainage across lots will not be acceptable in some situations
3. Storm sewer pipes with beehive inlets may be required to pick up water from lots to inhibit the flow of drainage across lots.

G. Erosion Control Plan Provided

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1. Adequate details
2. Appropriate locations
3. Erosion control for stub streets
4. An erosion control mat shall be installed in all open channels until vegetation is established.

H. Land Use Runoff Coefficients

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☒	☐

1. Fully Developed Criteria: All runoff coefficients shall be based on land uses as if developed with those types of uses.
2. Land Uses: All runoff coefficients shall be in accordance with the existing zoning or the current Land Use Plan approved by the City, which ever coefficient is more intense.

STORM DRAIN- PROFILE VIEW

A. Proposed Storm Drains

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1. Size
2. Length
3. Grade
4. Capacity required for storm drains and inlets
5. Capacity provided for storm drains and inlets
6. Downstream hydraulic gradient shown and documented at ultimate discharge point
7. Outfall headwall
8. Q in streets shown for inlets
9. Checked downstream drainage course for problems where applicable
10. Manhole or in-line structure location at least 1 every 500 feet
11. Natural ground and proposed finished grade profile over centerline of proposed storm drain
12. Profile data of all proposed or existing utilities that parallel or cross the proposed storm drain facilities

Shown	N/A
☒	☐

13. 100-year HGL shown on profile sheet

B. Culverts (Forest Hill Storm Drain Design Manual)

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1. Size of openings
2. Length
3. Type of operation under design condition
4. Flow line elevations for both ends of culvert
5. Tailwater elevation
6. Headwater elevation
7. Design frequency
8. Type of headwalls
9. Outfall velocity (outfall onto adjacent property to be less than 4 feet per second)
10. Approach velocity
11. Outfall riprap grouted
12. Laterals minimum of 18 inches diameter
13. Minimum inlet size is 10 feet
14. All pipes and structures under lakes or under backwater shall have watertight joints and design

C. Open Channels

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1. Type and Thickness of lining
2. Geometric properties of channel cross-section (Easement width to provide for 1 foot freeboard and 10 foot access)
3. Natural ground elevation on both banks
4. Channel gradient
5. Water surface profile
6. Typical section (including steel placement if concrete lined section)
7. Design flow
8. Depth of flow at design discharge
9. Actual capacity of lined channel (include freeboard)
10. Method of determining design discharge
11. Roughness coefficient of lining
12. Permissible construction joints, expansion joints, etc., on concrete lined sections
13. Upstream and downstream toewalls (2'-6" minimum)
14. Typical channel detail sheet required
15. Contiguous proposed finished floor elevations on all plan-profile sheets showing channel design
16. Run-up calculations provided outside curve if velocity exceeds 8 feet/second
17. Information provided in channel segments at specific intervals of grade where drainage areas are to be shown on all channel plan-profile sheets
18. Profile centerline and top of both banks for open channels
19. An erosion control mat shall be installed in all open channels until vegetation is established
20. Established access for maintenance either by widened top bank or access ramp (with easements) onto channel bottom.

Shown N/A

D. Retention / Detention Systems

- | | | |
|-------------------------------------|--------------------------|---|
| ☒ | ☐ | 1. Drawing provides plan view showing on-site and off-site drainage areas and calculations |
| ☒ | ☐ | 2. Cross-section of holding pond shown including normal pool elevation, 100-yr elevation, 10-yr elevation and dam details |
| ☒ | ☐ | 3. Downstream riprap or soil erosion protection measures |
| ☒ | ☐ | 4. Pipe outfall at or above flow line of downstream structure |
| ☒ | ☐ | 5. Plan view shows limits of normal pool and 100-yr limits |
| ☒ | ☐ | 6. Calculation include pre-developed conditions, capacity of existing culverts, maximum outfall of pond culvert, acre/feet of storage, storage outfall time |
| ☒ | ☐ | 7. Size, type, upstream and downstream flowlines shown for existing culverts and culverts supplying detention pond |
| ☒ | ☐ | 8. Drainage easement includes are of 100-yr storm storage and adequate area for access to pond |
| ☒ | ☐ | 9. Size and type of outfall from pond shown with flow lines |

E. General Notes /Detail Sheets – Drainage Improvements

- | | | |
|-------------------------------------|--------------------------|---|
| ☒ | ☐ | 1. General notes included |
| ☒ | ☐ | 2. City standard detail sheets |
| ☒ | ☐ | 3. Any special details required, e.g. box culverts, bridges, detention basins, etc. |

EXHIBIT A

OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF TARRANT)

"TRACT A"

WHEREAS GRACIOUS LIVING HOLDINGS, LP IS THE SOLE OWNER OF A 22.068 ACRE TRACT OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1375, CITY OF FORREST HILL, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED TO GRACIOUS LIVING HOLDINGS, LP, CONVEYED AS "TRACT A" BY DEED RECORDED IN COUNTY CLERK'S FILE No. D21916104, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT A, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 1 TO WILLIAM E. AND BILLIE D. HERRING BY DEED RECORDED IN VOLUME 4150, PAGE 326 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89°32'47" WEST, WITH THE NORTH LINE OF SAID HERRING TRACT, A DISTANCE OF 461.31 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET ON THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 1 BY DEED RECORDED IN VOLUME 4509, PAGE 250 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 58°28'34" WEST, WITH SAID NORTHEAST LINE, A DISTANCE OF 7.76 FEET TO A 5/8-INCH IRON ROD FOUND;

THENCE NORTH 48°35'47" WEST, CONTINUING WITH SAID NORTHEAST LINE, A DISTANCE OF 1802.05 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKES-BAKER" FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO THE CITY OF FOREST HILL BY DEED RECORDED IN VOLUME 6547, PAGE 591 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKES-BAKER" FOUND FOR THE NORTHERNMOST CORNER OF SAID TARRANT COUNTY WATER TRACT BEARS NORTH 48°35'47" WEST, A DISTANCE OF 128.78 FEET;

THENCE WITH THE SOUTH LINE OF SAID CITY OF FOREST HILL TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°02'25" EAST, A DISTANCE OF 83.13 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 82°04'14" EAST, A DISTANCE OF 311.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 430.46 FEET AND A CHORD THAT BEARS SOUTH 65°15'19" EAST, 249.18 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°38'52", AN ARC-DISTANCE OF 252.80 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKES-BAKER" FOUND;

SOUTH 48°25'53" EAST, A DISTANCE OF 349.40 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKES-BAKER" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 322.99 FEET AND A CHORD THAT BEARS SOUTH 84°52'02" EAST, 375.33 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 71°02'39", AN ARC-DISTANCE OF 400.50 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKES-BAKER" FOUND;

NORTH 59°43'37" EAST, A DISTANCE OF 639.55 FET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKES-BAKER" FOUND FOR THE NORTHEAST CORNER OF SAID TRACT A;

THENCE SOUTH 00°45'15" EAST, WITH THE EAST LINE OF SAID TRACT A, A DISTANCE OF 1103.48 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 22.068 ACRES (961,286 SQ. FEET) OF LAND.

OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF TARRANT)

"TRACT B"

WHEREAS GRACIOUS LIVING HOLDINGS, LP IS THE SOLE OWNER OF A 43.186 ACRE TRACT OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1375, CITY OF FORREST HILL, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED TO GRACIOUS LIVING HOLDINGS, LP, CONVEYED AS "TRACT B" AS RECORDED IN COUNTY CLERK'S FILE No. D219161044, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT B, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 1 BY DEED RECORDED IN VOLUME 4509, PAGE 250 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 48°35'47" EAST, WITH THE SOUTHWEST LINE OF SAID TARRANT COUNTY WATER TRACT, A DISTANCE OF 1800.38 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID TRACT B ON THE WEST RIGHT-OF-WAY LINE OF BALL ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00°29'14" EAST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 168.44 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "CBG" FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 41, GUIZAR ADDITION, AN ADDITION TO THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS, BY PLAT RECORDED IN COUNTY CLERK FILE No. D219102753, PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 89°30'17" WEST, WITH THE NORTH LINE OF SAID GUIZAR ADDITION, A DISTANCE OF 509.90 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAME;

THENCE SOUTH 00°24'20" EAST, WITH THE EAST LINE OF SAID TRACT B, PASSING 3/8-INCH CAPPED IRON ROD STAMPED "BALLARD" FOUND AT 1023.58 FEET, A TOTAL DISTANCE IN ALL OF 1049.68 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B WITHIN THE EXISTING RIGHT-OF-WAY LINE OF LON STEPHENSON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 89°16'17" WEST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 813.90 FEET TO A MAGNAIL SET FOR THE SOUTHWEST CORNER OF SAID TRACT B;

THENCE NORTH 00°41'06" WEST, WITH THE WEST LINE OF SAID TRACT B, PASSING A 3/4-INCH IRON ROD FOUND AT 383.11 FEET FOR THE SOUTHEAST CORNER OF ROSE CREST ESTATES, AN ADDITION TO THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS BY PLAT RECORDED IN COUNTY CLERK FILE No. D206222453 OF SAID PLAT RECORDS, A TOTAL DISTANCE IN ALL OF 1318.40 FEET TO A 3/4-INCH IRON ROD FOUND;

THENCE NORTH 01°01'36" WEST, WITH THE EAST LINE OF SAID ROSE CREST ESTATES, A DISTANCE OF 1105.41 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 43.186 ACRES (1,881,180 SQ. FEET) OF LAND.

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

290377 flwal

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

THAT, CLAIREMONT ACQUISITIONS, LLC., a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by BRIGHTLAND HOMES, LTD., a Texas limited partnership ("Grantee"), whose address is Two Addison Circle, 15725 North Dallas Parkway, Suite 300, Addison, Texas 75001, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, that certain tract of real property ("Land") situated in Tarrant County, Texas, and described in Exhibit A attached hereto and made a part hereof for all purposes, together with (i) all improvements located on the Land (the "Improvements"), (ii) all and singular the rights, benefits, privileges, easements, and appurtenances thereon or in anywise appertaining to or benefitting the Land, (iii) all right, title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the Land, and (iv) all right, title and interest of Grantor in and to all utilities and utility availability, sewage treatment capacity and water capacity which serves or will serve the Land (the "Property").

This conveyance is being made by Grantor and accepted by Grantee subject only to those certain title exceptions set forth in Exhibit B attached hereto and made a part hereof for all purposes, but only to the extent that such exceptions are valid, existing, and, in fact, affect the Property.

Ad valorem taxes relating to the Property have been prorated between Grantor and Grantee as of the date hereof, subject to adjustment after the date hereof if the actual taxes are different than the prorated taxes. By acceptance of this Special Warranty Deed, Grantee hereby assumes sole responsibility for the payment of all ad valorem taxes. Furthermore, certain taxes, penalties, interest and/or assessments (collectively, the "Rollback Taxes") may be incurred or assessed against the Property as a result of the change in usage or ownership of said Property, which Rollback Taxes are Grantee's sole responsibility.

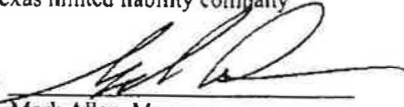
TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the exceptions set forth on the attached Exhibit B, Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, legal representatives, successors, and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective the 9 day of December, 2024.

GRANTOR:

CLAIREMONT ACQUISITIONS, LLC,
a Texas limited liability company

By: 

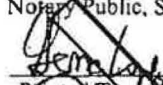
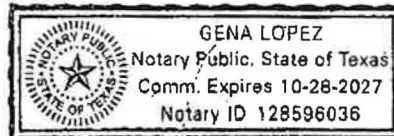
Mark Allen, Manager

THE STATE OF TxCOUNTY OF Hockley

This instrument was acknowledged before me on December 9, 2024, by Mark Allen, as Manager of CLAIREMONT ACQUISITIONS, LLC, a Texas limited liability company, on behalf of said limited liability company.

Notary Public, State of Texas

My Commission Expires:

10-28-2027
Printed/Typed Name GENA LOPEZ

After recording Return to:
BRIGHTLAND HOMES, LTD.
3815 S. Capital of Texas Highway, Suite 275
Austin, Texas 78704

EXHIBIT A**DESCRIPTION OF THE PROPERTY**

BEING 43.186 ACRES OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1375, TARRANT COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED AS TRACT B TO GRACIOUS LIVING HOLDINGS, LP BY DEED RECORDED IN COUNTY CLERK FILE No. D21916104, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT B, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 1 BY DEED RECORDED IN VOLUME 4509, PAGE 250 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 48°35'47" EAST, WITH THE SOUTHWEST LINE OF SAID TARRANT COUNTY WATER TRACT, A DISTANCE OF 1800.38 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID TRACT B ON THE WEST RIGHT-OF-WAY LINE OF BALL ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00°09'14" EAST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 168.44 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "CBG" FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 41, GUIZAR ADDITION, AN ADDITION TO THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS, BY PLAT RECORDED IN COUNTY CLERK FILE No. D219102753, PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 89°30'17" WEST, WITH THE NORTH LINE OF SAID GUIZAR ADDITION, A DISTANCE OF 509.90 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAME;

THENCE SOUTH 00°24'20" EAST, WITH THE EAST LINE OF SAID TRACT B, PASSING 3/8-INCH CAPPED IRON ROD STAMPED "BALLARD" FOUND AT 1023.58 FEET, A TOTAL DISTANCE IN ALL OF 1049.68 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B WITHIN THE EXISTING RIGHT-OF-WAY LINE OF LON STEPHENSON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 89°16'17" WEST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 813.90 FEET TO A MAGNAIL SET FOR THE SOUTHWEST CORNER OF SAID TRACT B;

THENCE NORTH 00°41'06" WEST, WITH THE WEST LINE OF SAID TRACT B, PASSING A 3/4-INCH IRON ROD FOUND AT 383.11 FEET FOR THE SOUTHEAST CORNER OF ROSE CREST ESTATES, AN ADDITION TO THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS BY PLAT RECORDED IN COUNTY CLERK FILE No. D206222453 OF SAID PLAT RECORDS, A TOTAL DISTANCE IN ALL OF 1318.40 FEET TO A 3/4-INCH IRON ROD FOUND;

THENCE NORTH 01°01'36" WEST, WITH THE EAST LINE OF SAID ROSE CREST ESTATES, A DISTANCE OF 1105.41 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 43.186 ACRES (1,881,180 SQ. FEET) OF LAND.

EXHIBIT B
PERMITTED EXCEPTIONS

1. 15' underground facility easement granted to Southwestern Bell Telephone Company, as set forth and defined by instrument recorded under Clerk's File No. 30370 (Volume 6947, Page 446), of the Deed Records of Tarrant County, Texas, " as shown on the LJA Surveying, Inc. - A.L.T.A./N.S.P Survey of 65.254 Acres of Land, Abstract No. 1375, City of Forest Hill, Tarrant County, Texas dated 01/30/2024.
2. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No. D204401361, of the Official Public Records of Tarrant County, Texas.
3. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No(s). D210105108, D21015109 and d210105110, of the Official Public Records of Tarrant County, Texas
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded under Clerk's File No. D204307186, of the Official Public Records of Tarrant County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded under Clerk's File No. D204323747, of the Official Public Records of Tarrant County, Texas.



Stormwater Management Acknowledgment Agreement And Indemnification Agreement

The following agreement is made in accordance with the City of Forest Hill Subdivision Ordinance.

Developer acknowledges and understands that the developer of a subdivision shall employ a Licensed Professional Engineer in the State of Texas to design the storm water management system within the subdivision. The engineer shall evaluate the specific local circumstances of the tract being subdivided and to analyze flows of water entering the tract and leaving the tract subsequent to the development of the subdivision. The engineer shall utilize his or her best professional judgment to design a system that will adequately manage storm water at the specific location in question and to ensure that the system conforms to the requirements of Texas law.

Developer acknowledges and understands that the storm water / drainage improvement standards published and approved by the City of Forest Hill are the minimum standards deemed acceptable by the City. **The City does not and has not represented that they are appropriate for every situation and it is the responsibility of the developer's engineer to determine if a more extensive system is necessary to adequately manage storm water issues both onsite and offsite.**

Developer acknowledges and understands that the staff of the City of Forest Hill will undertake a summary review of the storm water analysis and proposed improvements presented by the developer's engineer. The staff will not re-engineer the project but will only be reviewing the developer's work to determine if it appears to be consistent with minimum requirements and to meet or exceed minimum specifications contained in City development requirements. The City's engineering review is not intended to evaluate the detailed engineering analysis and calculations undertaken by the developer's engineer.

DEVELOPER ACKNOWLEDGES AND UNDERSTANDS THAT DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY AND ALL JUDGMENTS, CLAIMS, DEMANDS OR CAUSES OF ACTION FROM ANY PARTY OF ANY NATURE WHATSOEVER OCCASIONED BY OR ARISING OUT OF INADEQUATE OR IMPROPER SURFACE DRAINAGE OF SAID SUBDIVISION OR RE-SUBDIVISION FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF THE APPROVAL OF THE FINAL PLAT OF SAID SUBDIVISION OR RE-SUBDIVISION. BA (Initials of person executing this document).

The person executing this document does hereby affirm that he or she has the requisite authority to bind the Developer.

THIS AGREEMENT is made this 17th day of July, 2025, by:

Brenden Alves

(printed name)

Brightland Homes

(company name)

Principal offices located at 15725 North Dallas Parkway, suite 300
Addison, Texas 75001



Signature

Tarrant Appraisal District will be closed on Monday, September 1st in observance of Labor Day!

Account: 06663478

Address: 3941 LON STEVENSON RD

[Export Property Page](#)

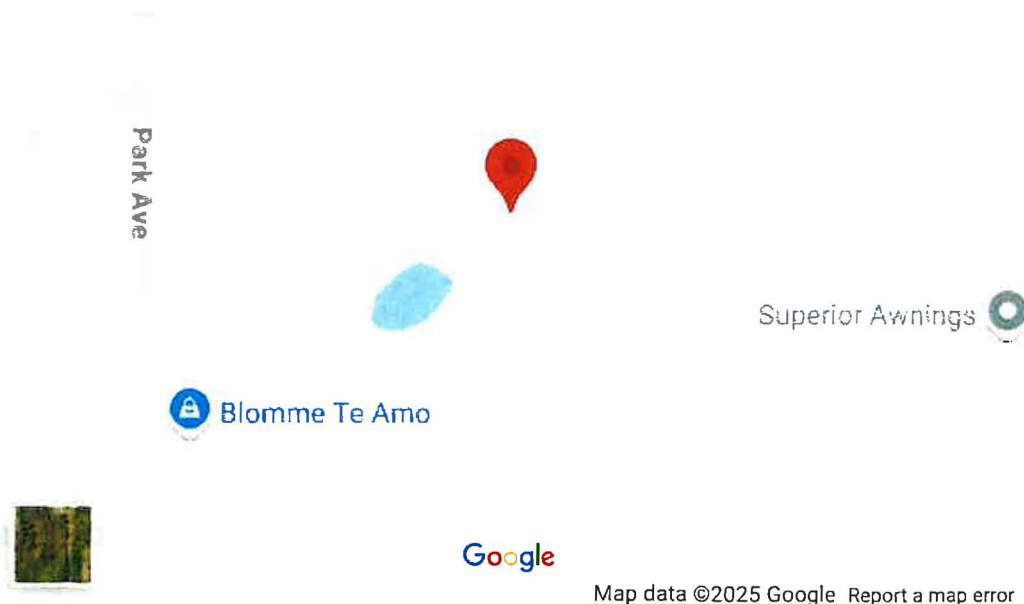
Location

32°38'54.6"N 97°15'35.3"W

JPXR+C34 Forest Hill, Texas

[Directions](#)

[View larger map](#)



This map, content, and location of property is provided by Google Services.

Address: [3941 LON STEVENSON RD](#)

City: FOREST HILL

Georeference: [A1375-41](#)

Subdivision: [SHELBY COUNTY SCHOOL LAND SURV](#)

Neighborhood Code: [1A010I](#)**Latitude:** 32.64851227**Longitude:** -97.2597975113**TAD Map:** 2072-356**MAPSCO:** TAR-106D

Property Data

Legal Description: SHELBY COUNTY SCHOOL LAND SURV

Abstract 1375 Tract 41 41A & 41B10

Jurisdictions:

CITY OF FOREST HILL (010)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

EVERMAN ISD (904)

State Code: D1**Year Built:** 0**Site Class:** ResAg - Residential - Agricultural**Parcels:** 2**Approximate Size⁺⁺⁺:** 0**Percent Complete:** 0%**Land Sqft^{*}:** 1,859,576**Land Acres^{*}:** 42.6900**Pool:** N**Notice Sent Date:** 6/20/2025**Notice Value:** \$1,621,300**Protest Deadline Date:** 7/21/2025⁺⁺⁺ Rounded.^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Property Documents

Documents

2025 Documents

[Value Notice 2025-06-20](#)

[Hearing Notice 2025-05-15](#)

[Agreed Order 2025-07-09](#)

2024 Documents

[Show Documents](#)

Owner Information

Current Owner:

GRACIOUS LIVING HOLDINGS LP
COOK WALTER G EST

Primary Owner Address:

1020 MACON ST STE 1
FORT WORTH, TX 76102-4571

Deed Date: 7/10/2019

Deed Volume:

Deed Page:

Instrument: [D224052198 CWD](#)

Previous Owners:

Name
COOK WALTER G

Date
11/20/1998

Instrument
[00135300000098](#)

Deed Volume
0013530

Deed Page

0000098

Name

APOLLO ENTERPRISES INC

Date

1/1/1994

Instrument[000000000000000](#)**Deed Volume**

0000000

Deed Page

0000000

\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year

2025

Improvement Market

\$0

Land Market

\$1,426,744

Total Market

\$1,426,744

Total Appraised+

\$3,159

Year

2024

Improvement Market

\$0

Land Market

\$1,621,300

Total Market

\$1,621,300

Total Appraised+

\$3,159

Year

2023

Improvement Market

\$0

Land Market

\$1,115,501

Total Market

\$1,549,307

Total Appraised+

\$3,373

Year

2022

Improvement Market

\$0

Land Market

\$507,701

Total Market

\$893,800

Total Appraised+

\$3,458

Year

2021

Improvement Market

\$0

Land Market

\$507,701

Total Market

\$507,701

Total Appraised+

\$3,543

Year

2020

Improvement Market

\$0

Land Market

\$507,701

Total Market

\$563,087

Total Appraised+

\$3,927

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

Exemptions / Special Appraisal

AGRICULTURAL 1D1 23.51

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.



www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

Memorandum

To: Venus Wehle
From: Greg D. Saunders
CC: FOR 25007
Date: August 20, 2025
RE: Creekside Phase 1 Final Plat 3rd Review

Venus,

We have reviewed the final plat for the above referenced project and offer the following comments:

1. Provide Letters of Approval for Acceptance required by Section 6.04 H.15 of the Subdivision Ordinance.
2. An easement will be required for the outfall of the proposed detention pond across the Phase 2 property. This easement can then be removed with the final plat of Phase 2 in the future.
3. Provide TCWCID approval for street, utility, and drainage easement crossings.

I recommend conditional approval of the Creekside Phase 1 final plat with the requirement that the above items are completed prior to filing of the plat.

The future Phase 2 final plat will follow the layout of the approved preliminary plat for Creekside Phases 1 and 2.

If you have any questions or require further information, please do not hesitate to contact me.

Greg D. Saunders



August 13th, 2025

Nick Blankenship
2501 Urban Drive
Fort Worth, TX 76106
nicholas.blankenship@oncor.com
Office: Fort Worth North Service Center

Brenden Alves, Brightland Homes
15725 North Dallas Parkway, Suite 300
Addison, TX 75001
balves@brightlandhomes.com

Re: Creekside Addition

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

Nick Blankenship

Digitally signed by Nick
Blankenship
Date: 2025.08.13 10:43:48 -05'00'

Nick Blankenship
New Construction Manager



August 14, 2025

Brightland Homes
Brenden Alves

Re: Natural gas service to the proposed Creekside development in Forest Hill, Texas

Dear Brenden Alves,

Atmos Energy has gas facilities near the proposed project site and is pleased to offer natural gas service to your single-family development in Forest Hill, Texas, pending a review of service capacity by our Systems Planning group.

Any required line extension will be subject to our current policies and reviewed by the Systems Planning group. To proceed with gas designs, please provide final plats in both PDF and CAD formats.

Thank you for your interest in our natural gas service. We look forward to serving your project.

Please let me know if I can be of any further assistance.

Sincerely,

Samantha Jones
Account Manager
Atmos Energy



Everman Independent School District

One Goal... One Purpose... Student Success

August 19, 2025

As a district that proudly serves families in Forest Hill, we recognize the vital role that thoughtful residential development plays in the overall health and growth of our community. The Creekside project represents an opportunity to welcome and serve new families in the community with the addition of 218 residential sites.

We are committed to ensure that this development supports not only the growth of our community but also the success of the students we serve. Creekside represents a meaningful investment and we are excited about the positive impact it will have on our families.

Thank you for your leadership in guiding thoughtful growth and for your continued partnership with Everman ISD. We look forward to working together to welcome the new families of Creekside and to ensure that every child has access to the opportunities they deserve.

Sincerely,

Dr. Felicia Donaldson
Superintendent

COMMUNICATIONS NETWORK AND SERVICE AGREEMENT
(Non-Bulk Spectrum Ready)

The pages that precede the signature blocks below are referred to as the "Property-Specific Terms". The Property-Specific Terms together with the Attachments listed below constitute the Communications Network and Service Agreement ("Agreement"), which is entered into by the following customer ("Owner") and service provider ("Operator") on the "Effective Date" set forth under Operator's signature below. Each of Owner and Operator may be referred to in the Agreement as a "party", and, together, as the "parties". Capitalized terms used in these Property-Specific Terms without definition will have the meanings assigned to them in the applicable Attachment.

Owner Name and Billing/Legal Notice Addresses:	Operator Name and Legal Notice Addresses:
Brightland Homes, Ltd.	
Billing Office and Notice Address: 15725 North Dallas Parkway, Suite 300 Addison, TX 75001 Attn: Brightland Homes, Ltd. Telephone: 972-383-4300 All Notices Also Sent to (if applicable): 15725 North Dallas Parkway, Suite 300 Addison, TX 75001 Attn: Brightland Homes, Ltd.	All Notices Sent to Office at: 12405 Powerscourt Drive St. Louis, MO 63131 Attn: Legal Department – Operations All Notices Also Sent to Office at: 6399 South Fiddler's Green Circle, Sixth Floor Greenwood Village, CO 80111 Attn: Legal Department – MDU All Notices Also Sent to: DL-SCS-Legal@charter.com

Property Information:	Owner's Property Management Company Information (if applicable):
Property Address: Creekside Lonstephenson Rd and Anglin Dr. Forest Hill, TX 76140 Attn: Brenden Alves Telephone: 972-383-4300	Corporate Office Address: 15725 North Dallas Parkway, Suite 300 Addison, TX 75001 Attn: Brenden Alves Telephone: 972-383-4300
Property Type: SFU Home	
Number of Units: 218	
On-Site Contact Name: Brenden Alves	Contact Name: Brenden Alves
On-Site Telephone: 214.500.6484	Contact Telephone: 214.500.6484
On-Site Email: balves@brightlandhomes.com	Contact Email: balves@brightlandhomes.com

Owner owns (or is building), or, in the case of an owner's association, is the authorized representative for the multi-unit property referred to above (including the underlying land and all improvements thereon, the "Property"). Owner and Operator desire that Operator install (as necessary) and operate the System to make the Services available to Users in accordance with the terms of the Agreement. Owner and Operator agree as follows:

- Term.** The Agreement commences on the Effective Date and ends on the (i) date the last home identified by Owner at the Property is sold by Owner, or (ii) 120 months from the Effective Date, whichever is earlier (the "Term").
- Service Activation Date and Commencement of Billing.** Operator will begin providing and billing Users for Services on the Service Activation Date.

The "Service Activation Date" is: the later of (a) 180 days after the Effective Date; or (b) the mutually agreed upon date following receipt of the certificate of occupancy or its local equivalent for the applicable Unit(s).*

*If the Spectrum Ready Service is not available in the Service Area at least 30 days prior to the Service Activation Date, then Operator shall, at no additional cost to Owner, provide the current residential Internet Service until the Spectrum Ready Service is

available in the Service Area. Operator shall, at no additional cost to Owner install the Spectrum Ready Service as soon as the Spectrum Ready Service is available in the Service Area.

3. **Special Terms.** The following special terms supplement and/or supersede, as the case may be and as the context requires, any contrary terms in the Attachments.

3.1 **Spectrum Ready Service CPE & Installation:**

- CPE: Operator shall install one always-on optical network unit ("ONU"), one wireless router per Unit, and one Power over Ethernet injector (POE Injector) (collectively the "CPE"). The CPE shall be labeled with Operator's contact information (via a QR code or other similar identifiable information) to allow Users to activate the Spectrum Ready Service. The CPE is owned by Operator and shall remain in the Unit until the end of the Term. Except for Owner's or User's negligence or intentional misconduct, Operator, at its sole cost and expense, shall be responsible for repairing or replacing lost, stolen or damaged CPE so long as Operator is providing Service to the Unit. The Spectrum Ready Service is only supported via the CPE, specifically the ONU and wireless router, provided to Owner and Users in this Section. Owner shall make reasonable efforts to ensure that the CPE is not damaged or removed. Connection of third-party CPE is not supported and risks compromise both network and device security and interference with other network-enabled functionality, for which Operator shall not be responsible. If Owner is a developer, when Owner transfers fee ownership of a Unit to a third party, prior to such transfer Owner shall inform the transferee that Operator's CPE shall not be deemed a fixture of the Unit and Operator shall at all times retain ownership of the CPE.
- Installation: Owner, at its own cost, will use a certified electrician to install the media panel and electrical wiring to power the CPE in accordance with the Plans. Owner acknowledges receipt of the Spectrum Ready Equipment Placement Wiring Guidelines that need to be implemented by Owner and/or Owner's contractor so that Operator can deliver Services. After installation or an upgrade to the media panel and/or electrical wiring, Owner or Unit owner shall own and be responsible for the ongoing repair and maintenance of the media panel and electrical wiring required for the delivery of the Spectrum Ready Service. Throughout the Term Operator shall have the exclusive right to use the media panel and such electrical wiring. Notwithstanding any contrary provision in the Agreement, all Equipment and CPE located inside the media panel is owned by Operator and Operator has exclusive use of its Equipment and its CPE. For purposes of clarity, the electrical wiring referenced in this paragraph is not part of the Internal Wiring.

- 3.2 **Capital Investment by Operator and Easement Agreement.** Operator is making the following capital investment at the Property: \$348,935.52. If, because of Owner's uncured breach of the Agreement, Operator is prohibited from or is unable to (a) install its Equipment; (b) connect with or use the Internal Wiring as permitted by the Agreement; or (c) provide Services to the Property, Operator may terminate the Agreement and, in such event, Owner will, in addition to any other remedy set forth herein or Bulk Attachment (if applicable), reimburse Operator, for the installation costs (including labor) incurred by Operator up to the date that installation of the Equipment or Service deployment was halted; provided that Owner's reimbursement obligation under this paragraph declines on a monthly straight-line, pro-rata basis over the Term commencing on the Service Activation Date for the first Unit at the Property and is capped at \$348,935.52. Owner shall pay such amount to Operator within 60 days following Owner's receipt of Operator's invoice therefor. Notwithstanding the foregoing, Owner's capital reimbursement obligation under this provision is not applicable for (1) any Property for which all Units are accessible using a public right of way, or (2) any Property that is in a private, gated community, provided that Owner has executed the Easement Agreement set forth on **Exhibit A**.

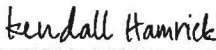
4. **Attachments.** The following Attachments are incorporated into and made a part of the Agreement.

System Installation and Services Attachment

5. **Signatures; Authority.** The individuals signing below represent to Owner and Operator that they are duly authorized to execute and deliver the Agreement on behalf of the entity for which they have signed. Electronic signatures or exact copies (such as facsimiles) of original signatures will have the same force and effect as original signatures.

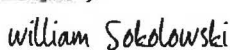
OWNER

Brightland Homes, Ltd.

Signed by:

FFE84E54E4B45A...
Signature
Kendall Hamrick
Printed Name
Director of Land Development
Title

OPERATOR

Spectrum Gulf Coast, LLC

By: Charter Communications, Inc., its Manager
Signed by:

43916518AF724AF...
Signature
william sokolowski
Printed Name
VP, Spectrum Community Solutions
Title

Effective
Date: 7/7/2025



CONSTRUCTION PLANS FOR GRADING, PAVING, WATER, SANITARY SEWER & DRAINAGE FACILITIES TO SERVE

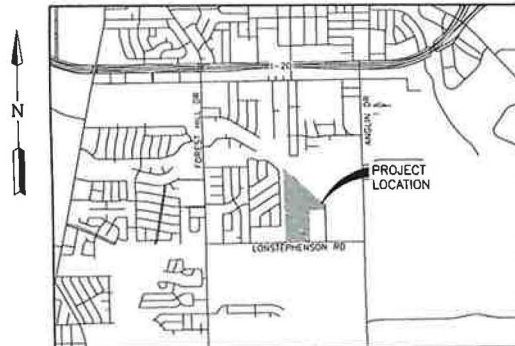
CREEKSID PHASE 1

CITY OF FOREST HILL
TARRANT COUNTY, TEXAS

AUGUST 2025

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY, AND RELEASED FOR CONSTRUCTION, BY THE CITY OF FOREST HILL. THE CITY HAS DETERMINED THAT THEY CONTAIN THE REQUIRED DOCUMENTS AND MEET MINIMUM STANDARDS FOR THE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS. THE CITY'S REVIEW AND RELEASE OF THESE PLANS DOES NOT REPRESENT THAT THE CITY HAS RE-ENGINEERED THE IMPROVEMENTS BUT ONLY THAT THE MATERIALS SUBMITTED MEET MINIMUM STANDARDS. THE DESIGN ENGINEER AND/OR CONTRACTOR IS RESPONSIBLE FOR THE UNDERLYING ENGINEERING AND RECOGNIZES THAT SPECIFIC SITE CIRCUMSTANCES AND CONDITIONS MAY REQUIRE IMPROVEMENTS CONSTRUCTED TO EXCEED MINIMUM STANDARDS CONTAINED IN THE CITY'S DESIGN GUIDELINES. THE DESIGN ENGINEER AND CONTRACTOR ARE RESPONSIBLE FOR THE ACCURACY OR CORRECTNESS OF THE PLANS AND SPECIFICATIONS CONTAINED HEREIN.

DIRECTOR OF PUBLIC WORKS _____
PLANNING DIRECTOR _____
CITY ENGINEER _____
CITY FIRE MARSHAL _____
BUILDING OFFICIAL _____



VICINITY MAP
1" = 2000'

NOTES:

1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF FOREST HILL STANDARDS AND SPECIFICATIONS.
2. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. NEITHER THE OWNER, DEVELOPER, NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND /OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND CITY UTILITIES PRIOR TO CONSTRUCTION.
3. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING FACILITY RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
4. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE DEVELOPER.

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2.	SHEET INDEX
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5-8.	FINAL PLAN
7-8.	DEMOLITION CLEARING & GRUBBING PLAN
9-14.	GRADING PLAN
15-24.	PAVING PLAN & PROFILE
25.	SIGNAGE & LIGHTING PLAN
26.	SIDEWALK PLAN
27-28.	EXISTING DRAINAGE AREA MAP
29-30.	PROPOSED DRAINAGE AREA MAP
31.	INLET CALCULATIONS
32-33.	HYDRAULIC CALCULATIONS
34-36.	PROPOSED RETENTION POND A
37.	LONGSTEPHENSON DITCH NORTH PLAN & PROFILE
38-49.	STORM DRAIN PLAN & PROFILE
50.	OVERALL WATER PLAN
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56-66.	SANITARY SEWER PLAN & PROFILE
67.	EROSION CONTROL PLAN
68-77.	CONSTRUCTION DETAILS

OWNER/DEVELOPER:
BRIGHTLAND HOMES LTD
15725 NORTH DALLAS PARKWAY SUITE 300
ADDISON, TX 75001
CONTACT: BRENDEN ALVES
PHONE: (972)-383-4300

ENGINEER:
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386



	LJA PROJECT ID	HT015-0355
	DATE:	AUG 2025
	DESIGN:	N/A
	DRAWN:	N/A
	SCALE	N/A
	HORZ:	N/A
	VERT:	N/A
	SHEET	1
	OF 77 SHEETS	

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4.	TCEQ NOTES	42.	STORM DRAIN PLAN & PROFILE - SD3
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18.	PAVING PLAN & PROFILE - HOMESTEAD WAY	56.	SANITARY SEWER PLAN & PROFILE - LINE A
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28.	EXISTING DRAINAGE AREA MAP	66.	SANITARY SEWER PLAN & PROFILE - LINE I
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31.	INLET CALCULATIONS	69.	EROSION CONTROL DETAILS
32.	HYDRAULIC CALCULATIONS	70.	PAVING DETAILS
33.	HYDRAULIC CALCULATIONS	71.	DRIVEWAY & SIDEWALK DETAILS
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35.	PROPOSED RETENTION POND A - INTERIM DRAINAGE DITCH	73.	STORM DETAILS
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37.	LONGSTEPHENSON DITCH NORTH PLAN & PROFILE	75.	WATER DETAILS
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		77.	SANITARY SEWER DETAILS



BENCHMARKS:

BM#1
"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GRIGGS PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF GRIGGS ROAD AND GRIGGS COURT, AND APPROXIMATELY 1503 FEET WEST NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE.

ELEV=601.80

BM#2
"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LON STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LON STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LON STEPHENSON ROAD.

ELEV=617.80

DATE	REVISION	BY

SHEET INDEX

CREEKSIDE
Phase 1CITY OF FOREST HILL
TARRANT COUNTY, TEXAS

LJA Engineering, Inc.
6202 Irvine Central Expressway
Suite 405
Dallas, Texas 75228

Phone 469.521.0710
FRN - F-1386



LJA PROJECT ID	HTG19-0355
DATE:	AUG 2025
DESIGN:	N/A
DRAWN:	N/A
SCALE:	N/A
HORIZ:	N/A
VERT:	N/A
SHEET	2
OF 77 SHEETS	

GENERAL CONSTRUCTION NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF FOREST HILL AGREEMENT OF STANDARDS OF DEVELOPMENT IN PD AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. IN THE EVENT THAT AN ITEM IS NOT COVERED BY THE CONSTRUCTION DOCUMENTS, THE CITY'S ADOPTED STANDARD SPECIFICATION WILL APPLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE UNDERGROUND OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN INFORMATIONAL LIST OF UTILITY COMPANIES ARE AS FOLLOWS:
TREC DUSTIN TALLANT (469-376-2256), ATOMS ENERGY
CITY OF FOREST HILL WATER AND SEWER: (817-568-3030)
VENUS WELLS (CITY OF FOREST HILL) (817-568-3009)
TEXAS 811 (1-800-545-6005)
- THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED LOCATIONS AND/OR EXTENSIONS SERVICES SHOWN ON THE PLANS ARE CONCEPTUAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, VALVE BOXES, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS WORK.
- BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCLUDED IN THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
- THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY RECORDS AND PLANS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO DETERMINE THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THEIR EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FINAL GRADES CONFLICT WITH EXISTING UTILITY GRADES.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN. SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
- THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
- COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR WHICH MAY BE ENACTED LATER BY THE GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, IMPACT AND INSPECTION FEES, ANY CITY FEES AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHEREVER THE CONTRACTOR UNDER THE CONTRACT REQUESTS THE OBTAINING OF PERMITS FROM THE CITY OF FOREST HILL OR OTHER PUBLIC AUTHORITIES, DUPLICATE COPIES OF SUCH PERMITS SHALL BE FURNISHED TO THE ENGINEER BY THE CONTRACTOR HEREUNDER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK SHALL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VIOLATION, HE SHALL IMMEDIATELY REPORT THIS TO THE DEVELOPER FOR RESOLUTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO

- BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER, CIVIL ENGINEER AND CITY ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
- CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURE, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
- ALL HORIZONTAL DIMENSIONS GIVEN ARE TO BACK OF CURB AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED ON PLANS.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF AS-BUILT PLANS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
- ALL WORK ON STATE RIGHT OF WAY (ROW) SHALL COMPLY WITH THE TDDOT PERMIT PROVISIONS AND TDDOT STANDARDS.
- ALL EXISTING PAVEMENT, ADJACENT UTILITIES, STRUCTURES, ETC., DISTURBED AS A RESULT OF THE NEW CONSTRUCTION, SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
- CLEAN-UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN-UP OF ALL PARTS OF THE SITE BEFORE ACCEPTANCE BY THE DEVELOPER OR HIS REPRESENTATIVE. THIS CLEAN-UP SHALL INCLUDE REMOVAL OF ALL OBSCURABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
- PROPERTY LINES AND MONUMENTS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING THE CONSTRUCTION PHASES UNLESS NOTED OTHERWISE.
- REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: ALL WORK WHICH HAS BEEN REJECTED OR CONDEMNED SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE WORK DONE BEYOND THE LINE OF WORK OR IN CONFLICT WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT PROPER INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE DEVELOPER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORILY, THE DEVELOPER, THE DEVELOPER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMOVED OR REDUCED AND REPLACED, OR TO BE ORDERED UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF FROM ANY MONIES DUE OR TO BE DUE TO THE CONTRACTOR.
- BIDDERS SHALL MAKE ANY INVESTIGATION OF EXISTING SUBSURFACE CONDITIONS AS DEEMED NECESSARY AT NO EXPENSE TO THE DEVELOPER.
- NEITHER THE DEVELOPER NOR ENGINEER WILL BE RESPONSIBLE IN ANY MANNER FOR EARNINGS FROM COMPENSATION FOR EXCAVATION WORK PERFORMED UNDER THIS CONTRACT DUE TO CONTRACTOR'S ASSUMPTIONS BASED ON GROUND DATA PREPARED SOLELY FOR ENGINEER'S USE.

GRADING NOTES

- ALL EXISTING AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEED, IRRIGATED, AND STABILIZED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL SOIL IS STABILIZED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO THE BEGINNING OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EXISTING AREAS WILL BE STABILIZED AND MULCHED AS SHOWN ON THE LANDSCAPE, GRADING, AND EROSION CONTROL PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE SHOWN.
- IF A GRADING PERMIT IS REQUIRED FROM THE CITY PRIOR TO STARTING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT AND PAYING ALL ASSOCIATED FEES.
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- WHERE SURFACE DRAINAGE CHANNELS ARE TEMPORARILY DISTURBED OR BLOCKED DURING CONSTRUCTION, THEY SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR GRADES AND CROSS SECTION AFTER THE CONSTRUCTION IS COMPLETED.
- NO ROCK SHALL BE PLACED IN THE TOP 8 INCHES OF THE SUBGRADE.
- GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF SITE OF EXCAVATED AND CLEARED MATERIAL WHICH SOILS LAZ declares UNSUITABLE FOR USE ON-SITE.
- IF ROCK IS ENCOUNTERED IN THE PAVING SUBGRADE, THE ROCK SHALL BE EXCAVATED TO A DEPTH OF 12 INCHES, REMOVED FROM THE STREET, AND NON-ROCK MATERIAL SHALL BE EXCAVATED TO THE STREET SUBGRADE. ROCK IN STREET PARKWAYS SHALL BE REMOVED AND REPLACED WITH SIX INCHES TOP SOIL. THIS SHALL BE ACCOMPLISHED BY THE EXCAVATION CONTRACTOR, SUBSIDIARY TO THIS CONTRACT.
- PRIOR TO PLACING ANY FILL, THE AREAS TO RECEIVE FILL WILL NEED STRIPPER AND GRADED. THE PROPOSED SUBGRADE SHOULD BE PROPELLOLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHOULD BE EXCAVATED TO FIRM SUBGRADE AND PROPERLY BACKFILLED. THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM DEPTH OF 12 INCHES AND UNFORMALLY COMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D698 AT OR ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THAT TEST. THE FILL MATERIALS SHALL BE SPREAD IN LOOSE LIFTS, LESS THAN 8 INCHES THICK, AND UNFORMALLY COMPACTED TO THE SAME CRITERIA.
- REFERENCE EROSION CONTROL PLAN FOR ADDITIONAL EROSION CONTROL GENERAL NOTES AND SPECIFICATIONS.

PAVING AND STRIPING NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF FOREST HILL AND NCTOG STANDARD PAVING SPECS AND DETAILS.
- REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT (PER PAVING SECTION) SHOULD HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3800 PSI AT 28 DAYS, AND A MINIMUM REINFORCING OF #3 BARS @ 18" O.C.E.W. FOR RESIDENTIAL, 20' R.O.M. SECTIONS AND #4 BARS AT 18" O.C.E.W.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. PROCUREMENT OF THE TESTING LABORATORY AND THE PAYMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE CITY AND PROJECT SPECIFICATIONS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST VERSION OF THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- RAISED PAVEMENT MARKERS SHALL BE BONDED TO THE ROADWAY SURFACE WITH ADHESIVE CONFORMING TO THE MANUFACTURER'S RECOMMENDATIONS.
- THE PAVEMENT UPON WHICH THE LANE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE INSPECTOR TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
- SIGN LOCATIONS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH THE CITY PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIVE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS.
- ALL STRIPING SHALL BE EXTRUDED THERMOPLASTIC MARKING MATERIAL.
- CONTRACTOR TO REFERENCE IRRIGATION PLAN AND MEP PLANS FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS.

TRAFFIC CONTROL NOTES

- ALL WORK AND MATERIALS ON SITE SHALL BE IN ACCORDANCE WITH THE CITY OF FOREST HILL STANDARD PAVING SPECS AND DETAILS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST VERSION OF THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- RAISED PAVEMENT MARKERS SHALL BE BONDED TO THE ROADWAY SURFACE WITH ADHESIVE CONFORMING TO THE MANUFACTURER'S RECOMMENDATIONS.
- THE PAVEMENT UPON WHICH THE LANE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE INSPECTOR TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
- SIGN LOCATIONS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH THE CITY PRIOR TO INSTALLATION.

WATER AND SANITARY SEWER NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED, PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.
- EXISTING AND/OR PROPOSED WATER MAINS SHALL BE LOWERED BELOW OR ABOVE PROPOSED SANITARY AND STORM SEWER LINES TO MAINTAIN A MINIMUM OF 1.0 FEET OF VERTICAL SEPARATION OR AS SPECIFIED IN THE PLANS. CONTRACTOR SHALL VERIFY ALL DETAILS INCLUDED IN THIS SET. CONTRACTOR TO MAINTAIN MINIMUM 12" SEPARATION BETWEEN SANITARY SEWER AND STORM LINES.
- EXISTING MANHOLE TOPS, VALVE BOXES, FIRE HYDRANTS AND ALL OTHER UTILITY APPEARANCES SHALL BE AS REQUIRED TO 12" TO MATCH PROPOSED GRADES AS SHOWN ON GRADING PLAN.
- CONTRACTOR SHALL CONTACT NECESSARY FRANCHISE UTILITY COMPANIES PRIOR TO CONSTRUCTION, IN ORDER TO LOCATE AND/OR DISCONNECT SERVICES.
- FOR EACH SEWER AND WATER CROSSING, CENTER OVER JOINT OF SEWER PIPE ON THE EXISTING OR PROPOSED WATER MAIN.
- ALL VALVES AND FITTINGS SHALL HAVE MEGALUG ANCHORS OR APPROVED EQUAL.
- THE CONTRACTOR SHALL, ON ALL UTILITIES, COORDINATE INSPECTION AND TESTING WITH THE PROPER AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
- ANY EXISTING THRUST BLOCKS OR RESTRAINTS SHALL BE REMOVED BY THE UTILITY CONTRACTOR TO ALLOW HIS WORK TO PROCEED. THE REPLACEMENT, WHERE REQUIRED, SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL SUPPLY AND INSTALL ANY ADDITIONAL BENDS WITH THRUST BLOCKS AND OTHER APPEARANCES REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR A CLOSED CIRCUIT SURVEY OF THE COMPLETED SANITARY SEWER PIPE INSTALLATION, EXCLUSIVE OF SERVICES, ALL IMPERFECTIONS IN THE INSTALLED FACILITY REVEALED BY THE TV SURVEY SHALL BE REMEDIED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT AS COMPLETE.

STORM SEWER NOTES

- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF GUTS INLETS, GRATE INLETS, AND ALL UTILITIES CROSSING THE STORM SEWER. FLOW LINES AND RIMS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE PROPOSED GRADE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE PROVIDED AN ELECTRONIC AS-BUILT FILE FOR USE IN CONSTRUCTION STAKING AND LAYOUT.
- THE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPEARANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE STORM SEWER.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SIZES AND LOCATIONS OF THE STORM SEWER DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- REFERENCE CITY'S DESIGN STANDARDS AND SPECIFICATIONS FOR NEW STORM SEWER SYSTEMS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING A TRENCH PROTECTION PLAN FOR ALL OPEN TRENCH EXCAVATION.
- EXISTING MANHOLE TOPS AND ALL OTHER DRAINAGE FACILITIES SHALL BE ADJUSTED AS REQUIRED TO MATCH FINAL GRADES AS SHOWN ON GRADING PLAN. NO SEPARATE PAY ITEM.
- ALL STORM SEWER PIPE SHALL BE ADS HP PIPE AND PLANS FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS.

INSTALLATION & MANHOLE TESTING

- MANUFACTURER
- A. REVIEW PLANS AND PROVIDE DETAILED REPORT WITH RECOMMENDATIONS TO THE DESIGN ENGINEER.
- B. PROVIDE RECOMMENDATIONS FOR EMBEDMENT.
- C. PROVIDE DETAILS TO THE DESIGN ENGINEER.
- D. PROVIDE ON-SITE INSTALLATION TRAINING TO THE CONTRACTOR.
- E. CONDUCT ON-SITE INSTALLATION TRAINING TO THE CONTRACTOR.
- F. REVIEW ALL VIDEOS AND PROVIDE A REPORT WITH RECOMMENDATIONS.
- TESTING
- A. PROVIDE DENSITY TESTING ON ALL BEDDING, INITIAL BACKFILL AND BACKFILL.
- B. MANHOLE TESTS ALL STORM DRAINS PER NCTOG SPECIFICATIONS S08.6, 5X MAX DEFLECTION.
- C. VIDEO INSPECTION (CCTV AFTER LINING ROADS)
- D. VIDEO INSPECTION (CCTV AT 2 YEARS PRIOR TO MAINTENANCE BOND EXPIRY).
- E. PROVIDE ALL VIDEOS OF THE INSPECTION TO THE DESIGN ENGINEER AND CITY OF GRANDALL.
- ALL HP PIPE SHALL HAVE WATER TIGHT BELL AND SPIGOT JOINTS.
- EXISTING WATER AND SANITARY SEWER LINES ARE SHOWN ON PLANS FOR REFERENCE ONLY. CONTRACTOR SHALL LOCATE ALL LINES IN THE AREA PRIOR TO DIGGING.
- ALL CURVED STORM DRAIN IS TO BE CONSTRUCTED WITH RADIUS PIPE OR IS TO HAVE ALL JOINTS GROUDED AS NECESSARY. IT SHALL BE THE CONTRACTOR'S OPTION AS TO WHICH METHOD TO USE. THERE SHALL BE NO SEPARATE PAY.
- ALL STORM SEWER MANHOLES AND INLETS TO BE CONSTRUCTED WITH 30" CAST IRON FRAME AND COVERS

BENCHMARKS:

- BM#1
"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GRIGGS PARK, APPROXIMATELY 470 FEET SOUTHWEST OF THE INTERSECTION OF GRIGGS ROAD AND GRIGGS COURT, AND APPROXIMATELY 1593 FEET WEST NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE. (ELEV=691.80)
- BM#2
"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LOW STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LOW STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LOW STEPHENSON ROAD. (ELEV=817.80)

GENERAL NOTES

CREEKSIDE Phase 1

CITY OF FOREST HILL
TARRANT COUNTY, TEXAS

LJA Engineering, Inc.
6905 North Central Expressway
Suite 400
Dallas, Texas 75206

FRN - F-1385
Phone 469 521 0710

LJA PROJECT #	NT015-0355
DATE:	AUG 2025
DESIGN:	N/A
DRAWN:	N/A
SCALE	N/A
HORIZ:	N/A
VERT:	N/A
SHEET	3
OF 77 SHEETS	



TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems."
2. All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].
3. Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].
4. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].
5. All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].
6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].
7. The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].
8. The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].
9. The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(f)(1)].
10. When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)].

11. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formula for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.

- o The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = \frac{LD\sqrt{P}}{148,000}$$

Where:

- Q = the quantity of makeup water in gallons per hour,
- L = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

- o The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$L = \frac{SD\sqrt{P}}{148,000}$$

Where:

- L = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

12. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1)-(4).

13. The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(e)(5)].

14. Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)].

15. Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].

16. Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].

17. The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].

18. Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.



BENCHMARKS:

BW#1

"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GRIGGS PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF GRIGGS ROAD AND GRIGGS COURT, AND APPROXIMATELY 1503 FEET WEST-NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE. ELEV=801.80

BW#2

"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LON STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LON STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LON STEPHENSON ROAD. ELEV=817.80

DATE	REVISION	BY

TCEQ NOTES

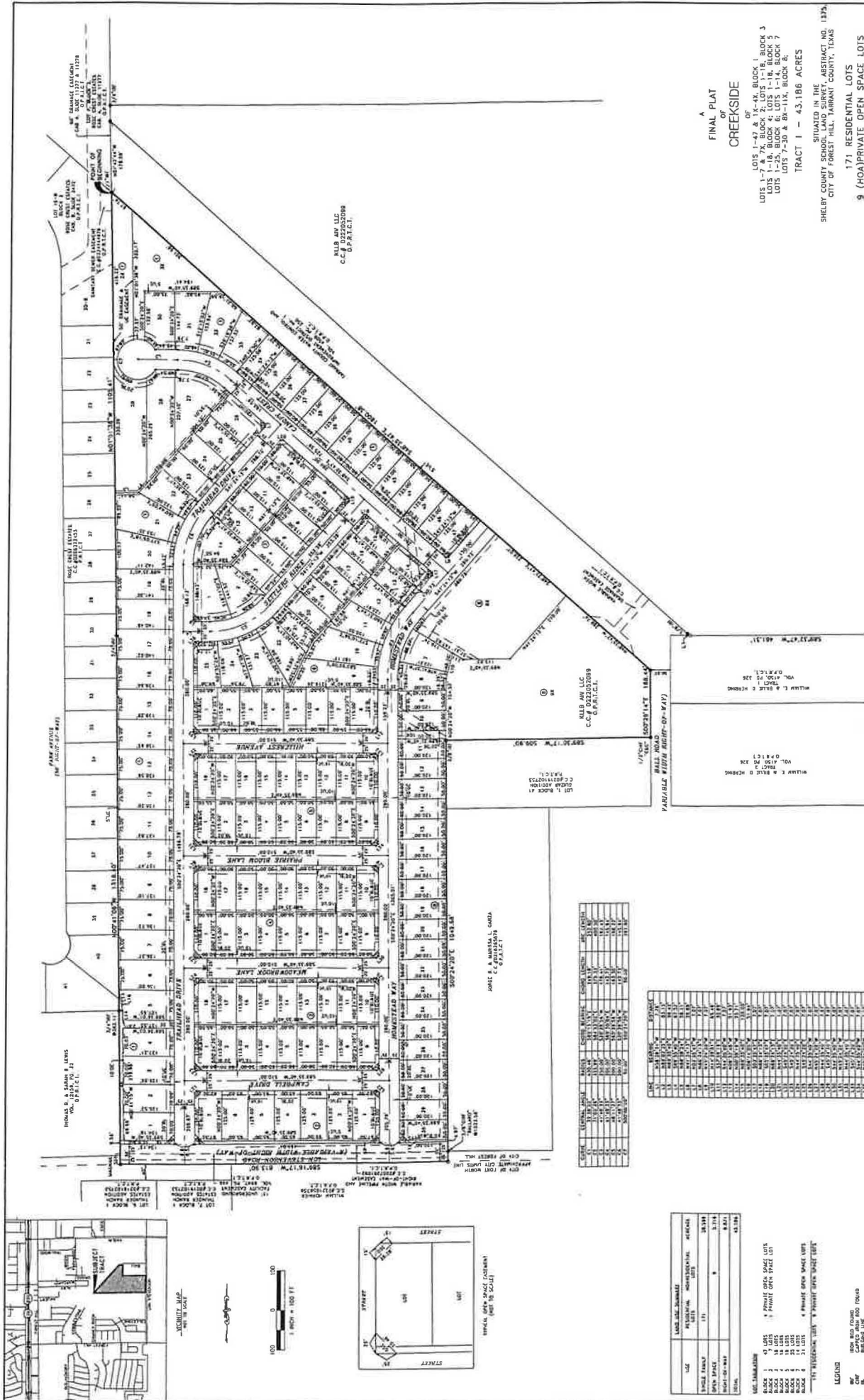
CREEKSIDE Phase 1

CITY OF FOREST HILL
TARRANT COUNTY, TEXAS

LJA Engineering, Inc.
6550 North Central Expressway
Suite 400
Dallas, Texas 75206

LJA
Phone: 469-521-0710
FAX: 469-521-0710

	LJA PROJECT ID	MT015-0355
	DATE:	AUG 2025
	DESIGN:	N/A
	DRAWN:	N/A
	SCALE:	N/A
	HORIZ:	N/A
	VERT:	N/A
	SHEET	4
	OF 77 SHEETS	



ENGINEER/SURVEYOR: **LJA Surveying, Inc.**
3011 W. 7th Street
Suite 300
Phone: 617.298.1900

LJA

REFERENCE CASE NUMBERS

THIS PLAN FILED IN _____

AUGUST 2025

PHASE 1

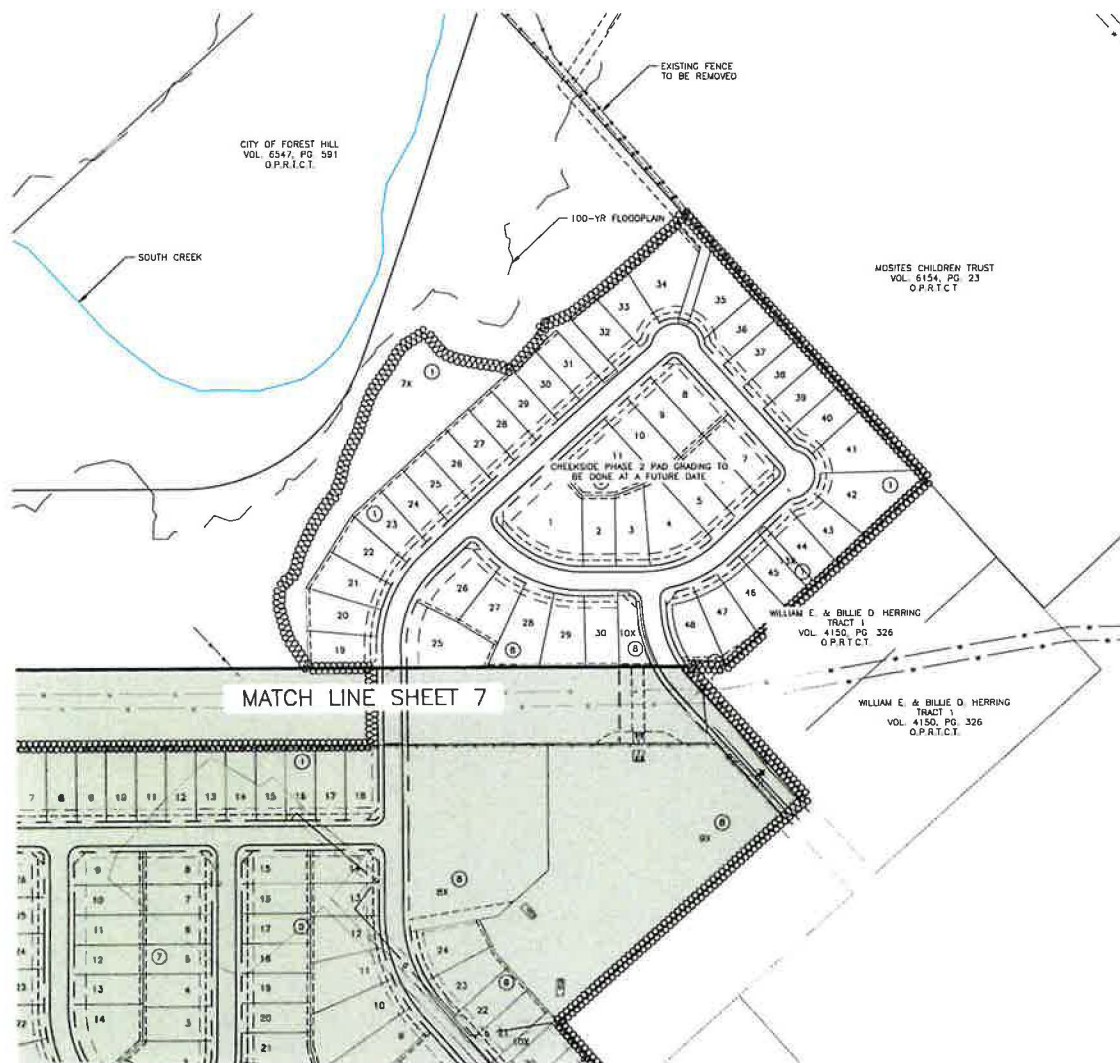
SHEET 1 OF 2

T.B.P.E.L.S. Firm No. 10194392
Fort Worth, Texas 76107

OWNER: BRIGHTLAND HOMES
7725 NORTH DALLAS PARKWAY,
SUITE 300
ADDISON, TEXAS 75001
OFFICE: (972) 383-4300

6.11	793.24	3	2.18
6.12	804.23	5	3.69
6.13	820.14	9	7.77
6.14	835.14	13	11.85

S.E. SANITARY SEWER EASEMENT
 U.E. UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT
 O.E. OPEN SPACE EASEMENT
 O.P.B.I.C.T. OFFICIAL PUBLIC RECORDS,
 TARRANT COUNTY, TEXAS
 P.B.C.T. PLAT RECORDS,
 TARRANT COUNTY, TEXAS
 C.C.# COUNTY CLERK'S FILE NO.



LEGEND

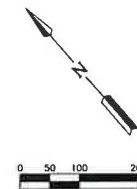
- ONE — EXISTING OVERHEAD LINE
- EXISTING FENCE TO BE REMOVED
- PROPOSED EASEMENT
- EASEMENT TO BE ABANDONED
- PHASE BOUNDARY
- APPROXIMATE GRADING LIMITS
- LIMITS OF CLEARING
- (SHOWN WHERE OUTSIDE GRADING LIMITS)

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA.

CITY OF FOREST HILL (VENUS WEHLE) 817-568-3009
 ATMOS ENERGY (JOE CABEZUELA) 972-465-6284
 FOR OTHER FACILITIES WWW.TEXASB11.ORG OR 1-800-545-6005

NOTES:

1. EXCAVATION CONTRACTOR SHALL EXECUTE ALL CLEARING, GRUBBING, ABANDONMENT, PROTECTION, REMOVAL AND DISPOSAL OF ALL MATERIALS (TREES, FENCES, EXISTING ROADS, BARN, POWER POLES ETC.) UNLESS OTHERWISE IDENTIFIED ON THIS PLAN WITHIN THE PROPERTY.
2. CONTRACTOR TO REMOVE EXISTING FENCE AS SHOWN ON THESE PLANS. COORDINATE DISPOSAL OR SALVAGE OF FENCE MATERIAL WITH PROPERTY OWNERS AND INSTALL TEMPORARY BARBED WIRE FENCE ALONG EDGE OF WORK AREA THAT IS LEFT UNSECURED (TYPICALLY 1' INSIDE PROPERTY LINE).
3. SEE SHEET 67 FOR EROSION CONTROL PLAN.
4. GAS LINE AND EASEMENT TO BE REMOVED AND ABANDONED. CONTRACTOR TO COORDINATE WITH ATMOS ENERGY.
5. TOTAL DISTURBED AREA APPROXIMATELY 58 ACRES



BENCHMARKS:

- BM#1
 "X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GRIGGS PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF GRIGGS ROAD AND GRIGGS COURT, AND APPROXIMATELY 1593 FEET WEST-NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE. ELEV=601.80
- BM#2
 "X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL, LOCATED ON THE NORTH SIDE OF LON STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LON STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LON STEPHENSON ROAD. ELEV=617.80

DATE	REVISION	BY

DEMOLITION CLEARING & GRUBBING PLAN

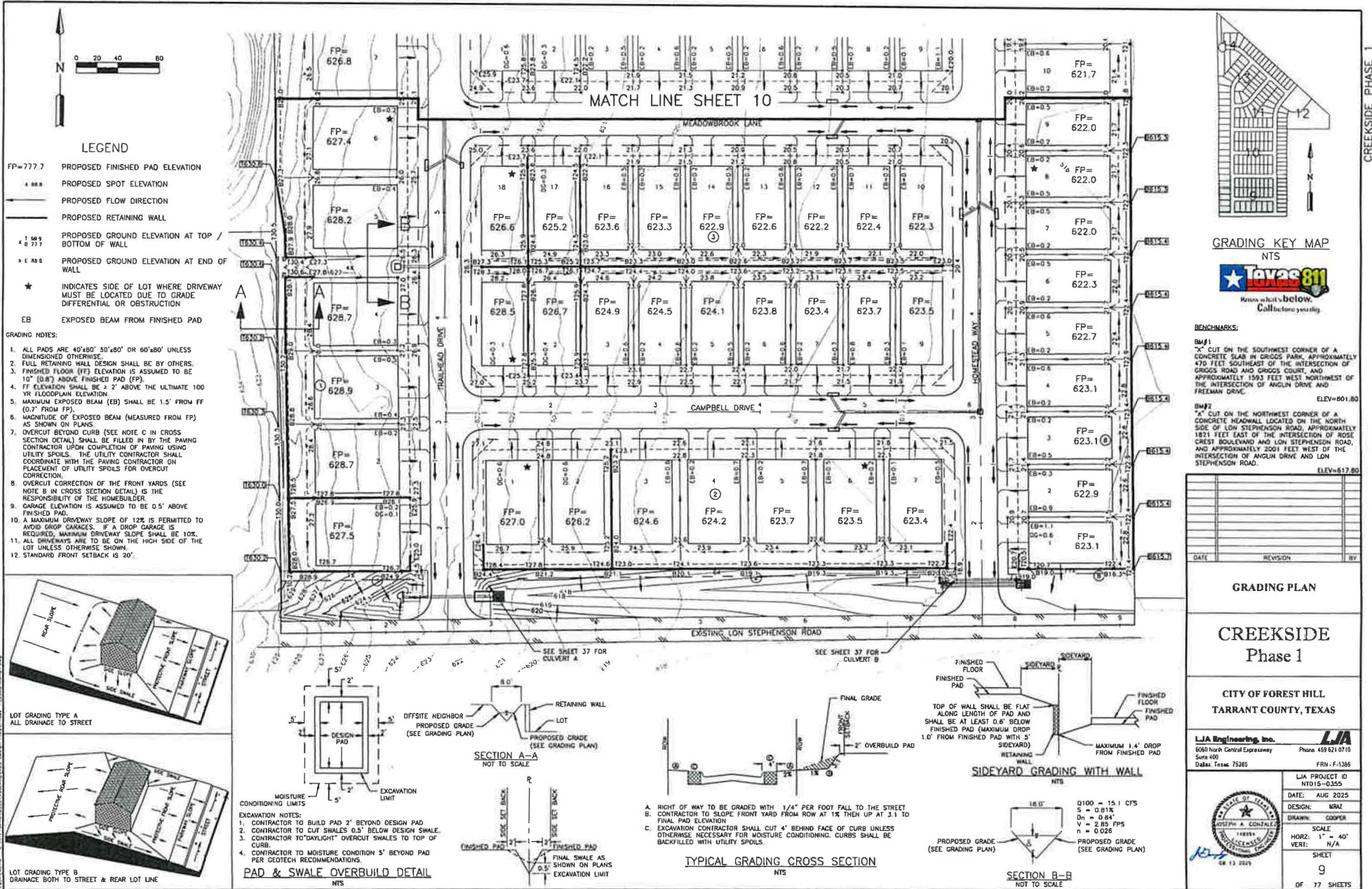
CREEKSIDE Phase 1

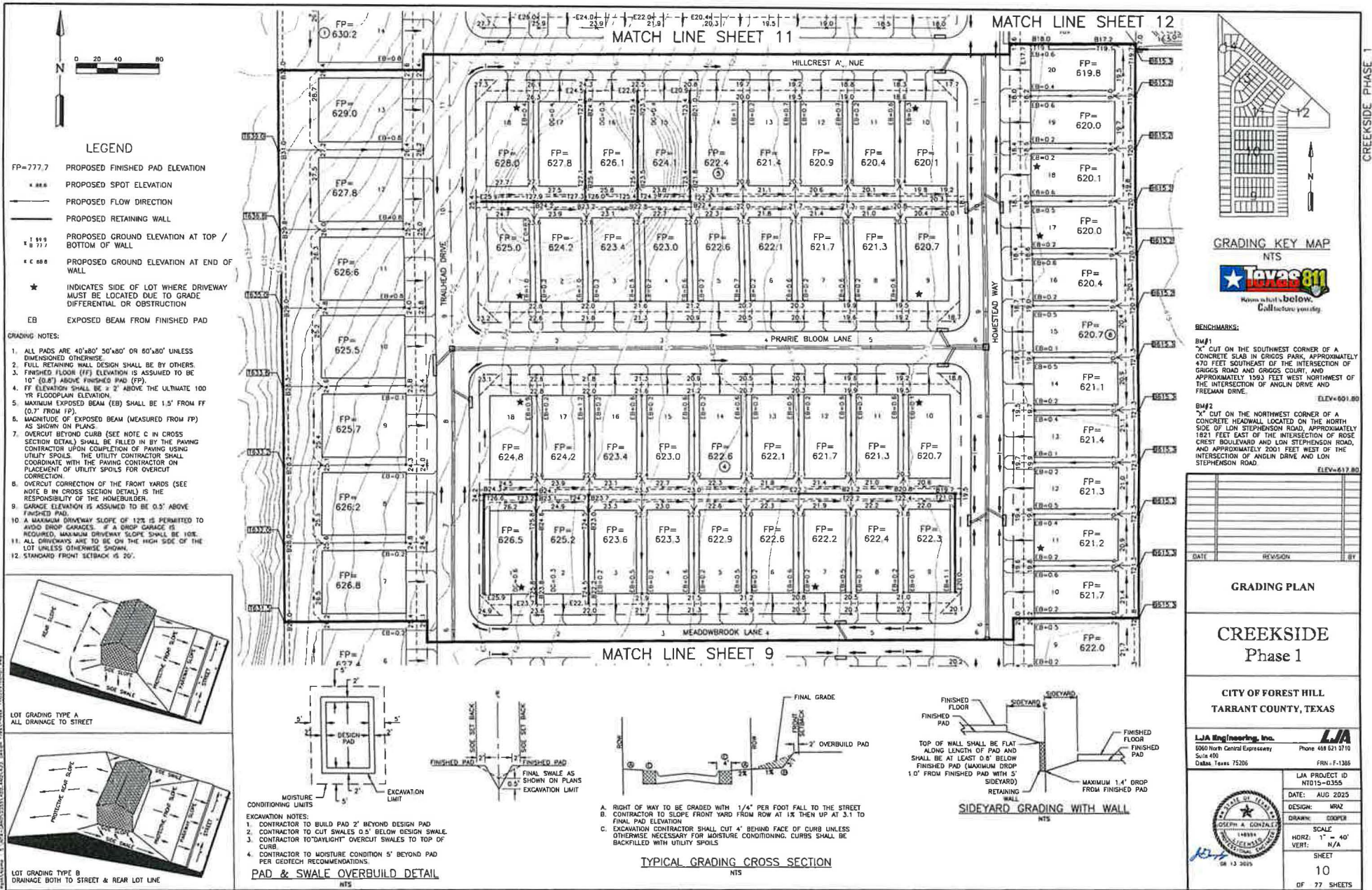
CITY OF FOREST HILL
 TARRANT COUNTY, TEXAS

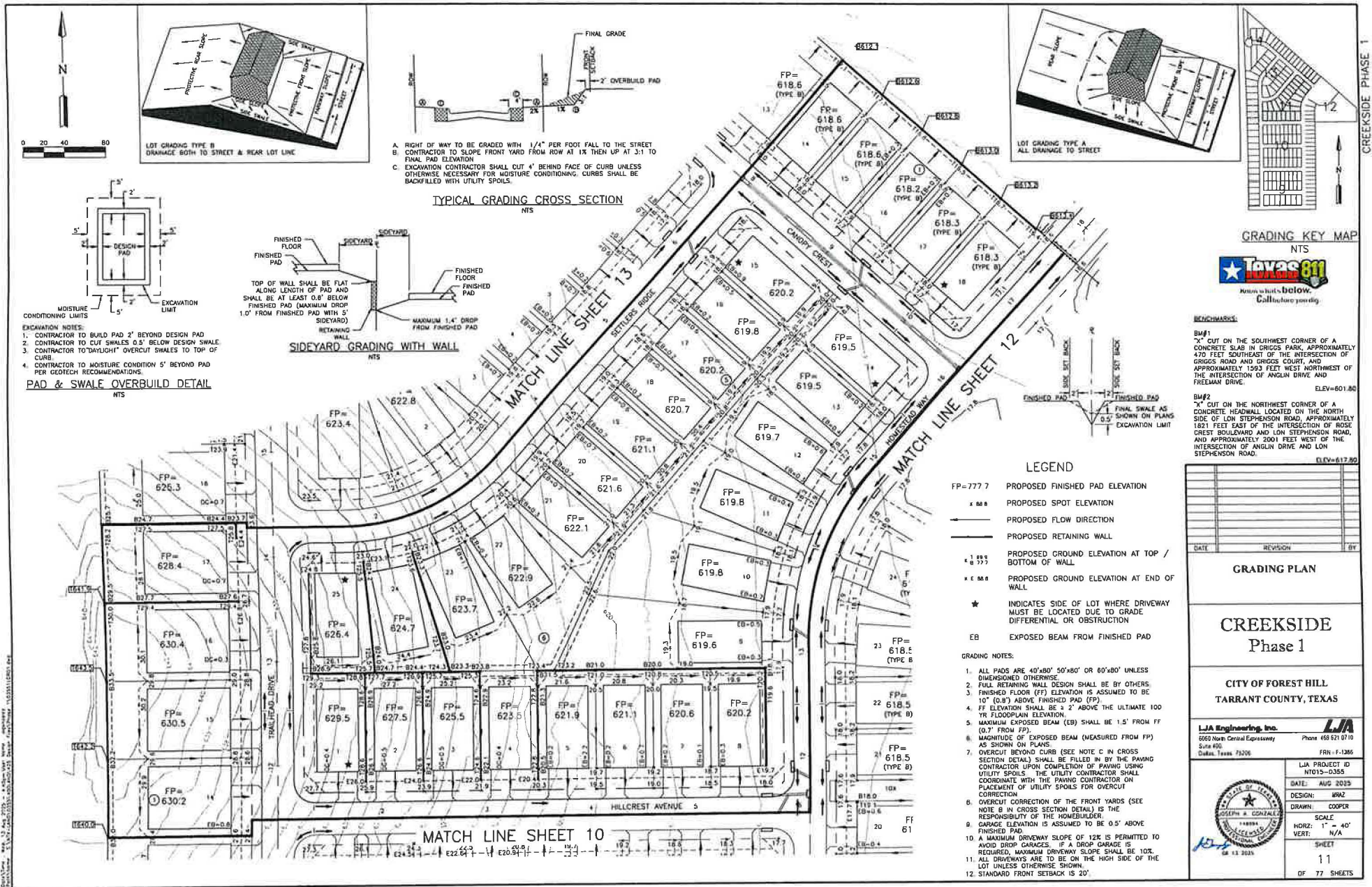
LJA Engineering, Inc. Phone 469.521.6715
 2500 North Central Expressway Suite 400
 Dallas, Texas 75205 Email: P-1236

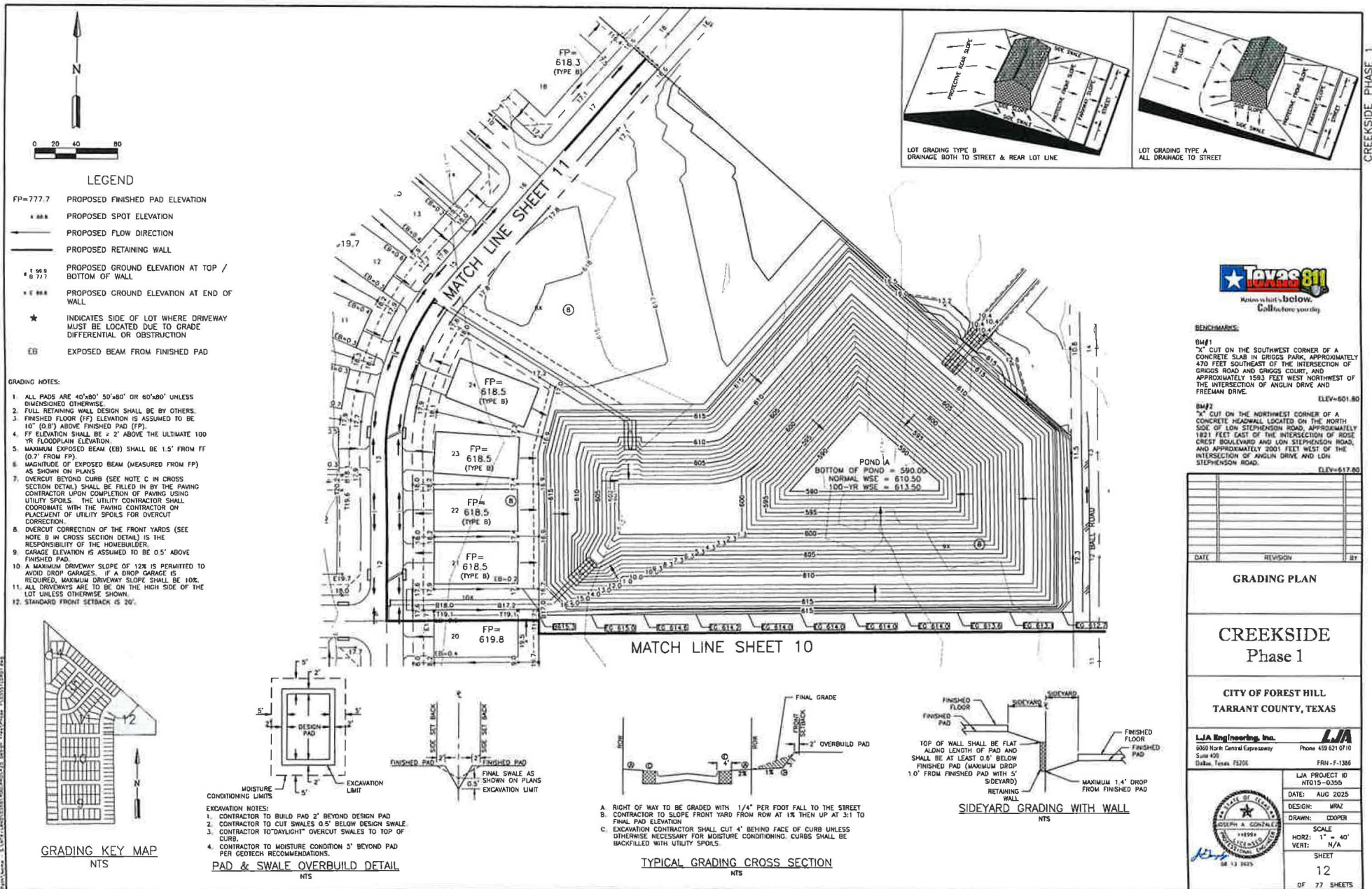


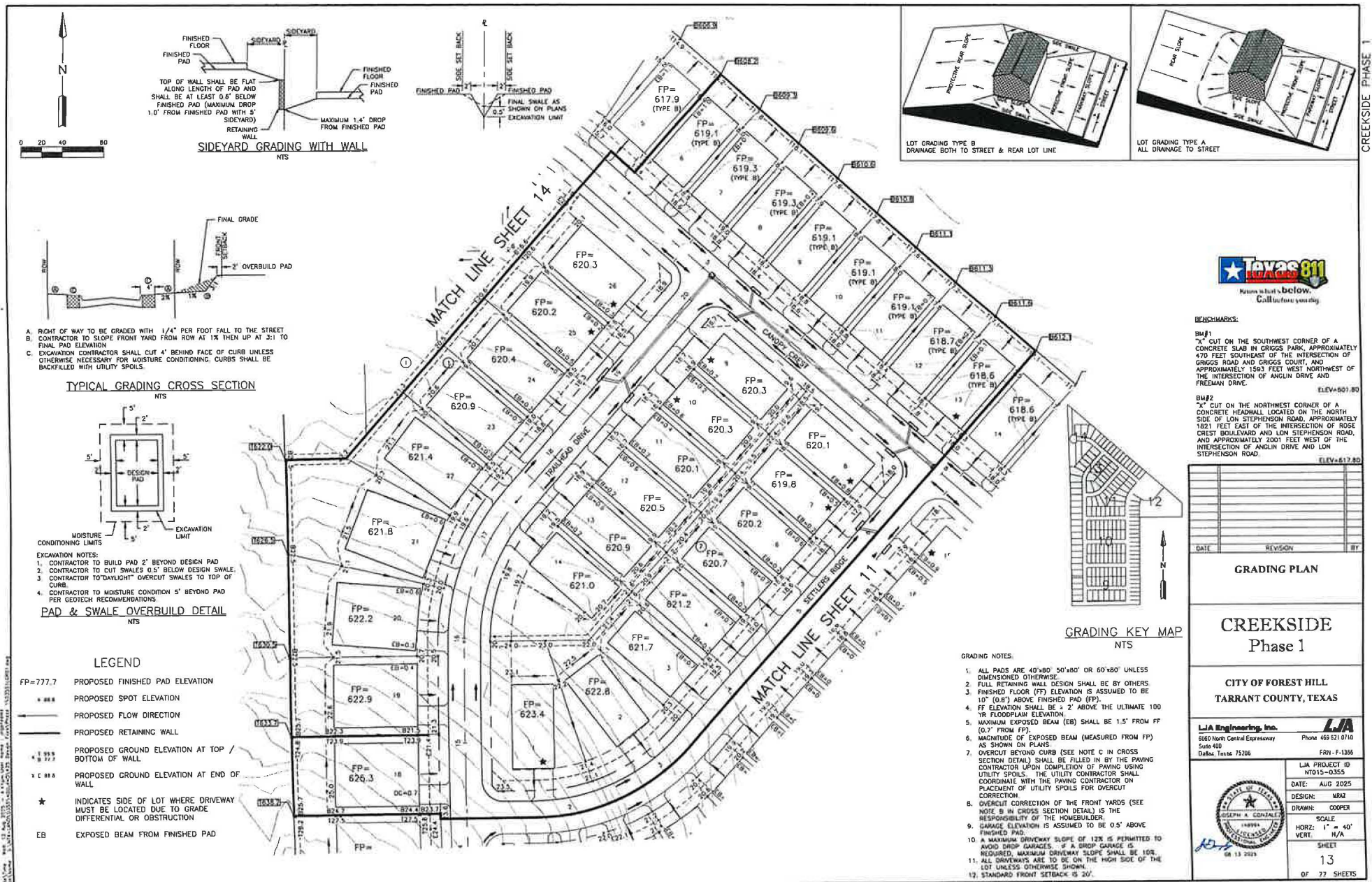
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 DATE: AUG 2025
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 DRAWING: GONZALEZ
 SCALE
 HORIZ: 1" = 100'
 VERT: N/A
 SHEET
 8
 OF 77 SHEETS

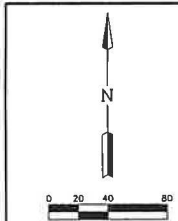










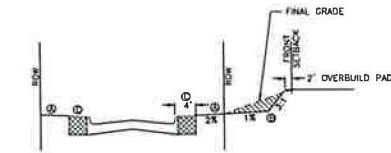


LEGEND

- FP=777.7 PROPOSED FINISHED PAD ELEVATION
- x 88.8 PROPOSED SPOT ELEVATION
- PROPOSED FLOW DIRECTION
- PROPOSED RETAINING WALL
- 1 89.9 PROPOSED GROUND ELEVATION AT TOP / BOTTOM OF WALL
- 4 88.8 PROPOSED GROUND ELEVATION AT END OF WALL
- ★ INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED DUE TO GRADE DIFFERENTIAL OR OBSTRUCTION
- EB EXPOSED BEAM FROM FINISHED PAD

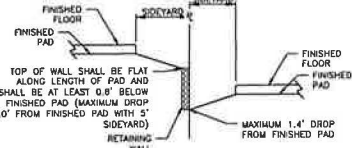
GRADING NOTES:

1. ALL PADS ARE 40'x80' 50'x80' OR 60'x80' UNLESS DIMENSIONS D OTHERWISE.
2. FULL RETAINING WALL DESIGN SHALL BE BY OTHERS.
3. FINISHED FLOOR (FF) ELEVATION IS ASSUMED TO BE 10' (0.8') ABOVE FINISHED PAD (FP).
4. FF ELEVATION SHALL BE 2' ABOVE THE ULTIMATE 100 YR FLOODPLAIN ELEVATION.
5. MAXIMUM EXPOSED BEAM (EB) SHALL BE 1.5' FROM FF (0.7' FROM FP).
6. MAGNITUDE OF EXPOSED BEAM (MEASURED FROM FP) AS SHOWN ON PLANS.
7. OVERCUT BEYOND CURB (SEE NOTE C IN CROSS SECTION DETAIL) SHALL BE FILLED IN BY THE PAVING CONTRACTOR UPON COMPLETION OF PAVING USING UTILITY SPOILS. THE UTILITY CONTRACTOR SHALL COORDINATE WITH THE PAVING CONTRACTOR ON PLACEMENT OF UTILITY SPOILS FOR OVERCUT CORRECTION.
8. OVERCUT CORRECTION OF THE FRONT YARDS (SEE NOTE B IN CROSS SECTION DETAIL) IS THE RESPONSIBILITY OF THE HOMEOWNER.
9. GARAGE ELEVATION IS ASSUMED TO BE 0.5' ABOVE FINISHED PAD.
10. A MAXIMUM DRIVEWAY SLOPE OF 12% IS PERMITTED TO AVOID DROP GARAGES. IF A DROP GARAGE IS REQUIRED, MAXIMUM DRIVEWAY SLOPE SHALL BE 10%.
11. ALL DRIVEWAYS ARE TO BE ON THE HIGH SIDE OF THE LOT UNLESS OTHERWISE SHOWN.
12. STANDARD FRONT SETBACK IS 20'.



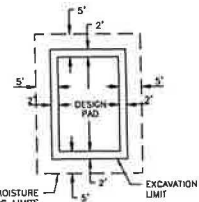
TYPICAL GRADING CROSS SECTION

NTS



SIDEYARD GRADING WITH WALL

NTS



EXCAVATION NOTES:

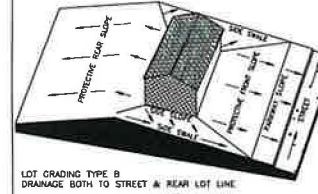
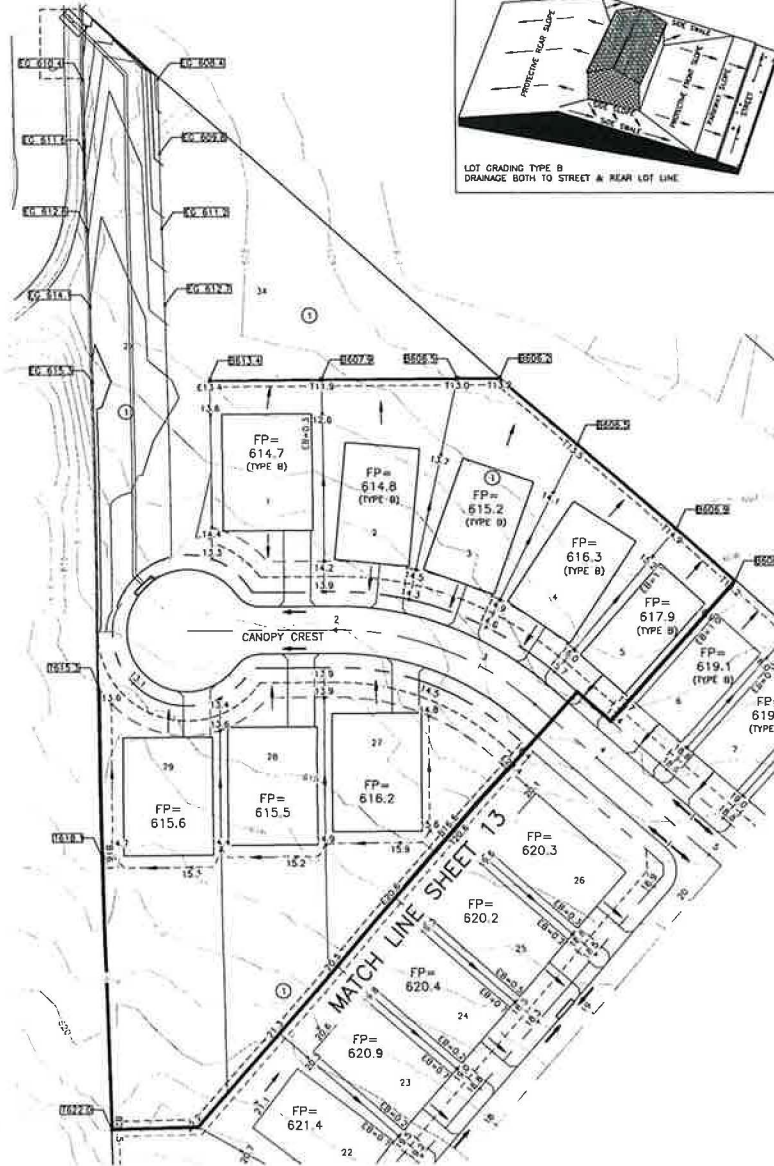
1. CONTRACTOR TO BUILD PAD 2' BEYOND DESIGN PAD.
2. CONTRACTOR TO CUT SWALES 0.5' BELOW DESIGN SWALE.
3. CONTRACTOR TO DITCH/OUT OVERCUT SWALES TO TOP OF CURB.
4. CONTRACTOR TO MOISTURE CONDITION 5' BEYOND PAD PER GEOTECH RECOMMENDATIONS.

PAD & SWALE OVERBUILD DETAIL

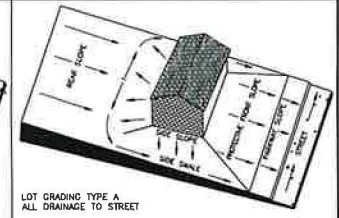
NTS

GRADING KEY MAP

NTS



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE



LOT GRADING TYPE A
ALL DRAINAGE TO STREET



BENCHMARKS:

- BM#1
"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GROSS PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF GROSS ROAD AND GROSS COURT, AND APPROXIMATELY 1500 FEET WEST NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE.
ELEV=501.80
- BM#2
"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LOW STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LOW STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LOW STEPHENSON ROAD.
ELEV=617.80

DATE	REVISION	BY

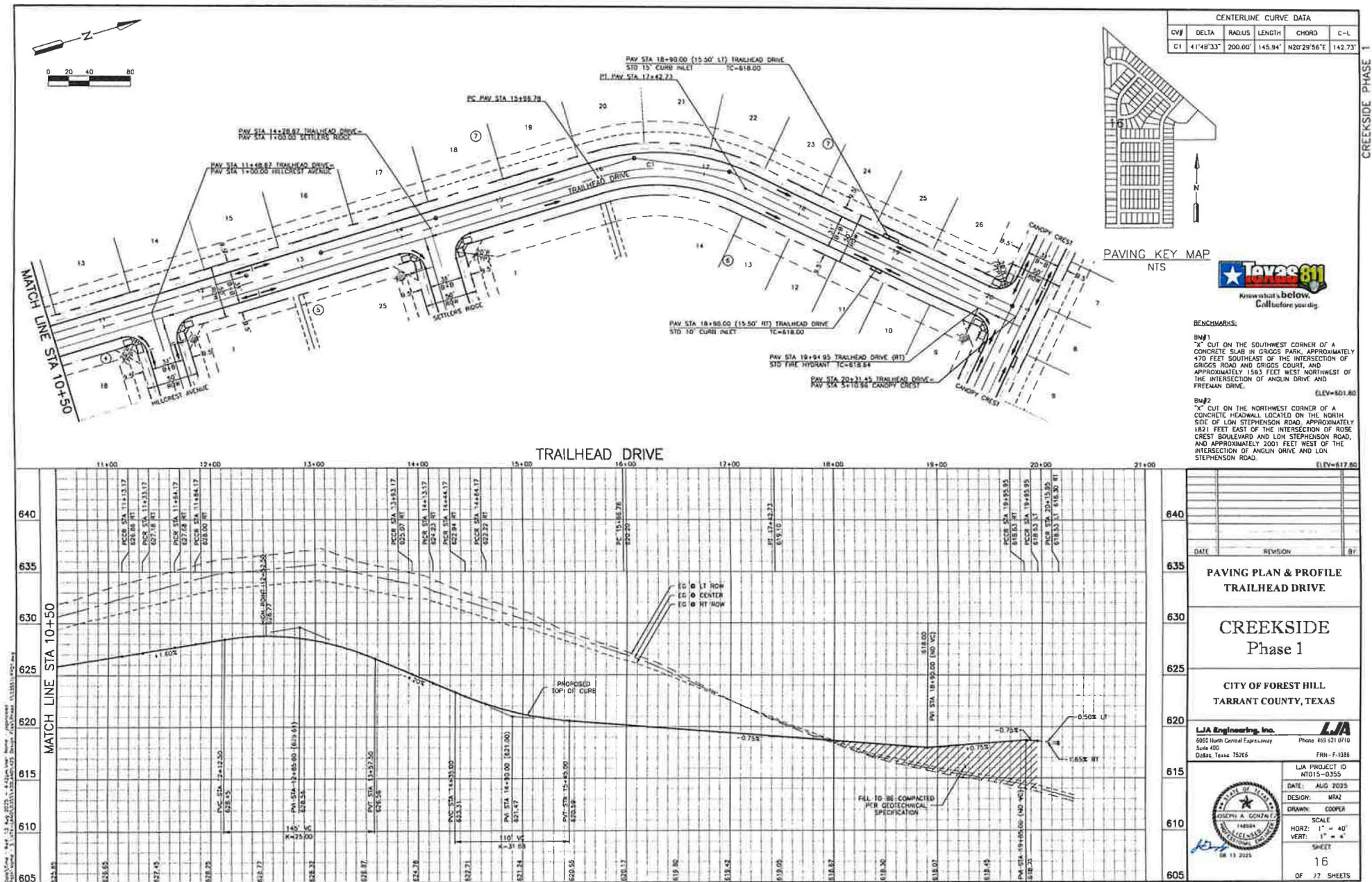
GRADING PLAN

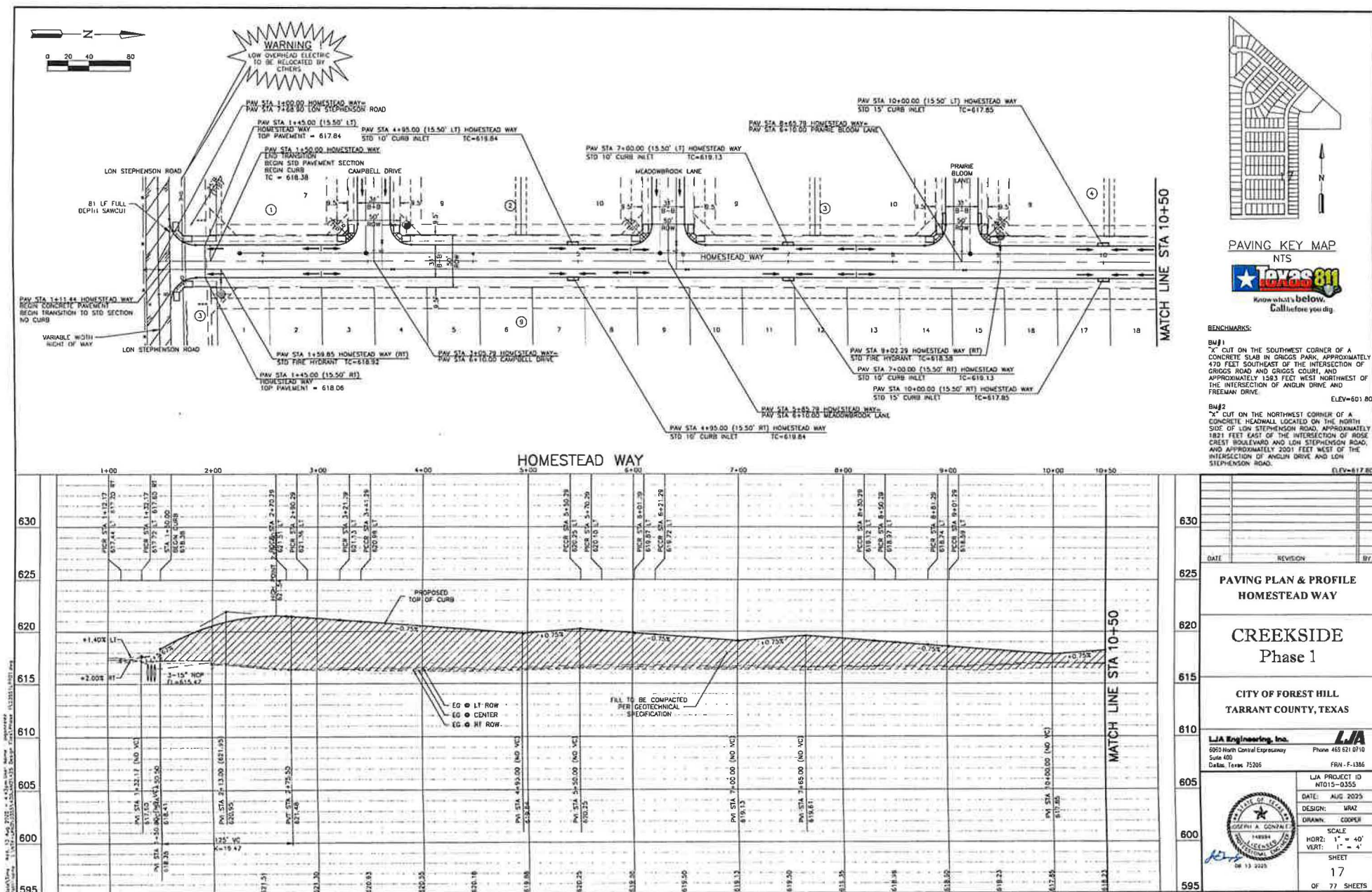
CREEKSIDE Phase 1

CITY OF FOREST HILL
TARRANT COUNTY, TEXAS

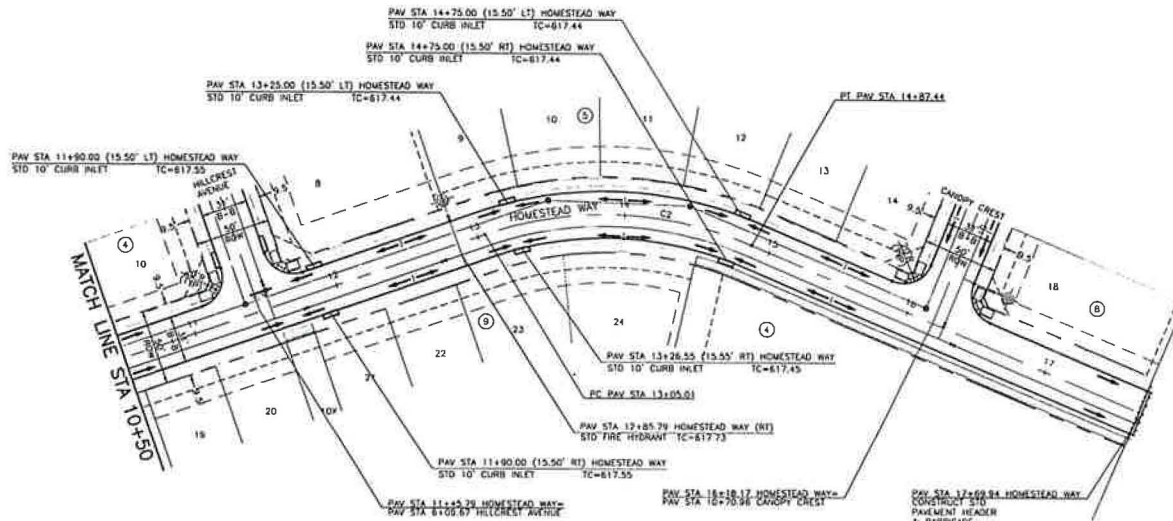
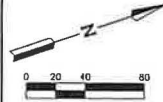
LJA Engineering, Inc. **LJA**
2000 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469-821-0210
FRR - F-1366

	LJA PROJECT ID N1015-0385
	DATE: AUG 2025
	DESIGN: WAZ
	DRAWN: COOPER
	HORIZ: 1" = 40'
	VERT: N/A
	SHEET 14
	OF 77 SHEETS





CREEKSIDE PHASE 1



PAVING KEY MAP
NTS

CENTERLINE CURVE DATA				
CV#	DELTA	RADIUS	LENGTH	CHORD
C2	41°48'33"	250.00'	182.43'	178.41'



BENCHMARKS:

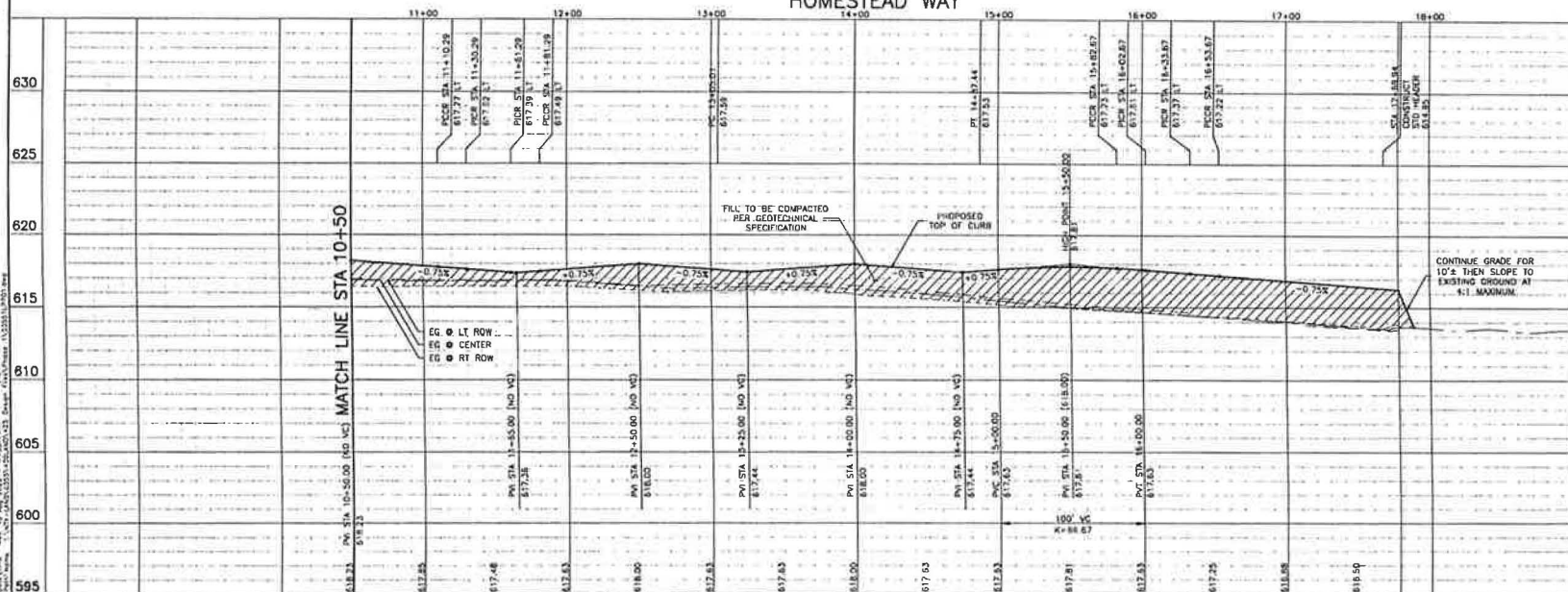
BM#1
"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GRIGGS PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF GRIGGS ROAD AND GRIGGS COUNTY, AND APPROXIMATELY 1593 FEET WEST NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE.

ELEV=501.80

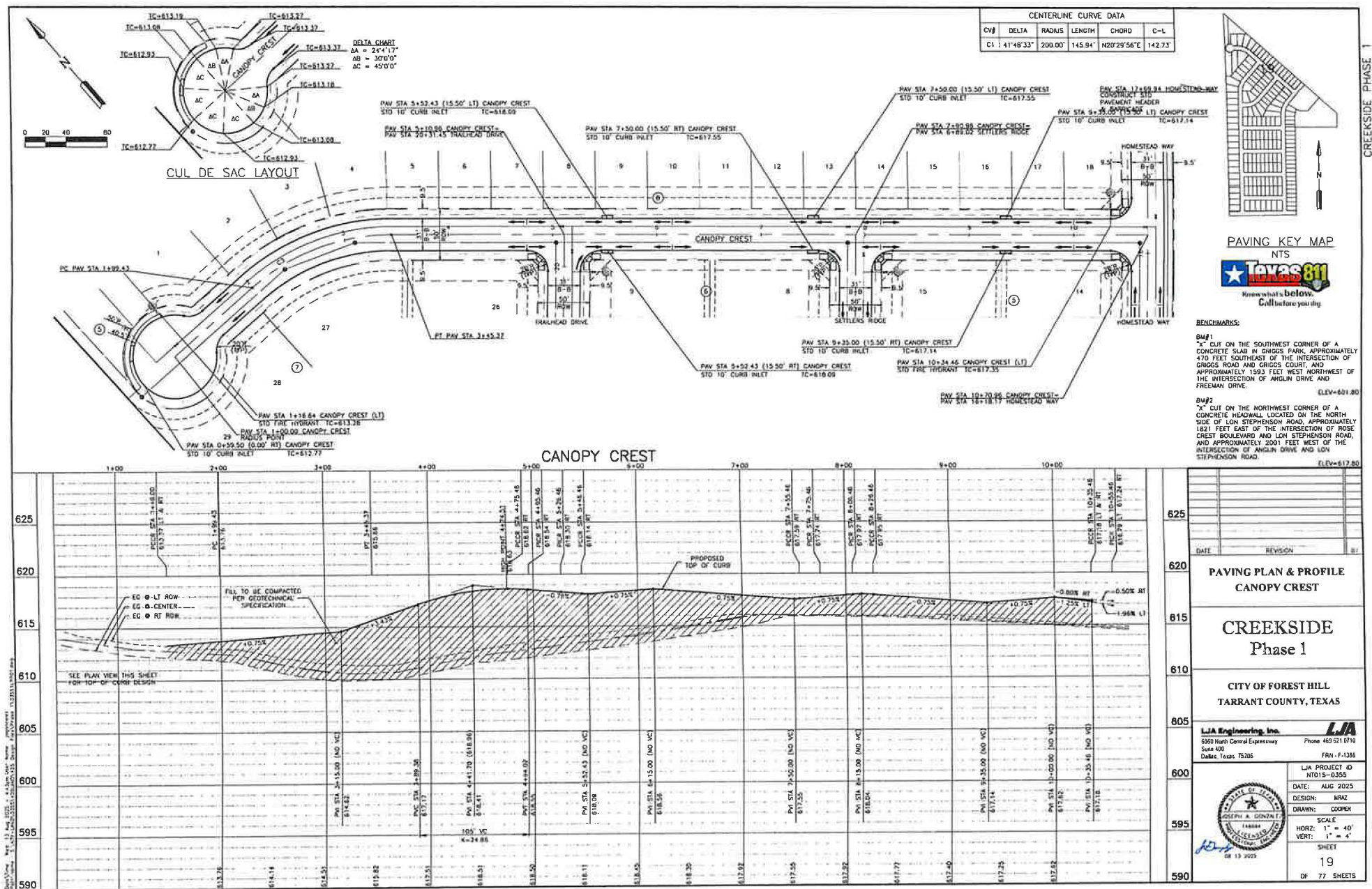
BM#2
"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LON STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LON STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LON STEPHENSON ROAD.

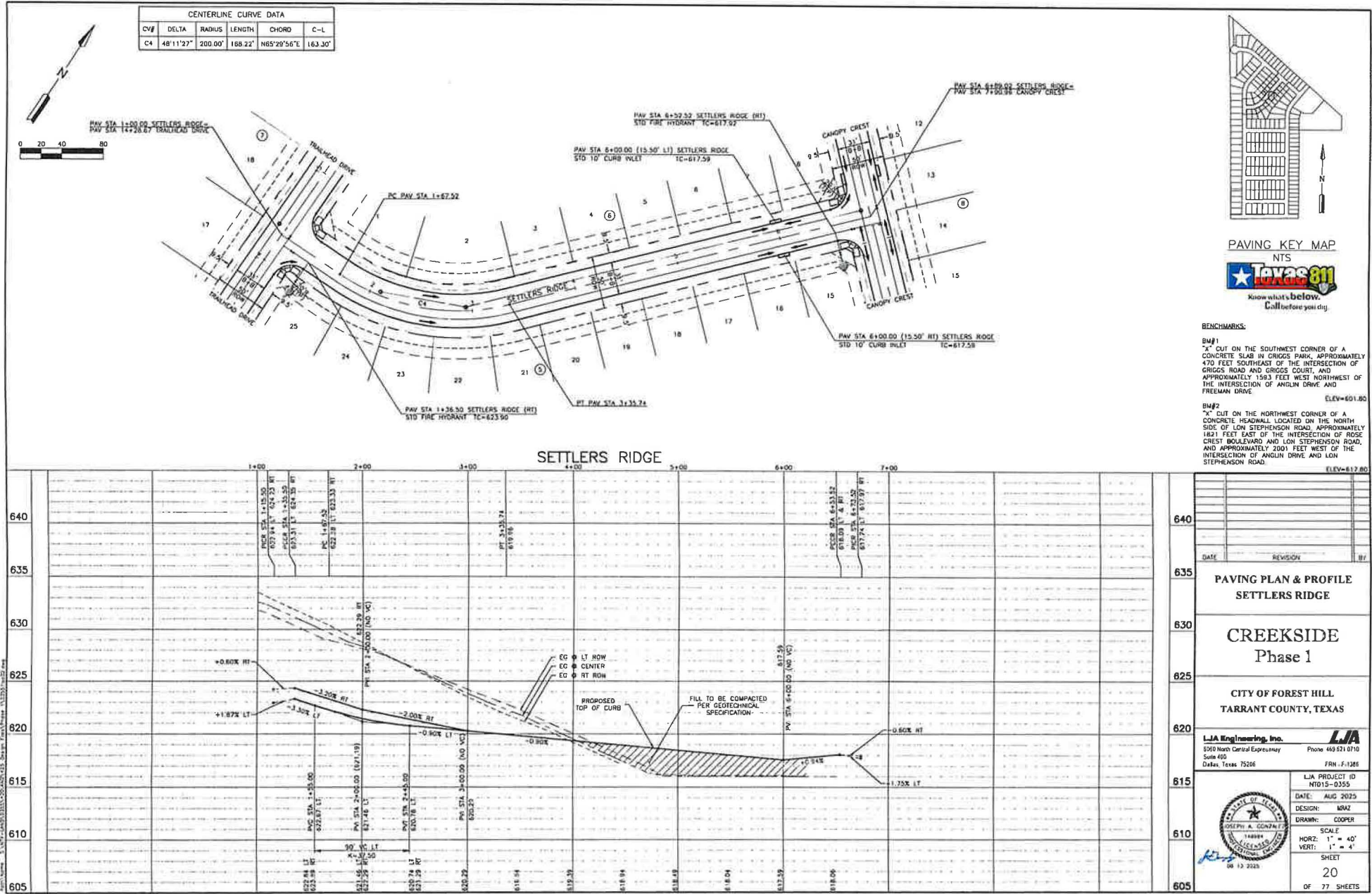
ELEV=517.80

HOMESTEAD WAY

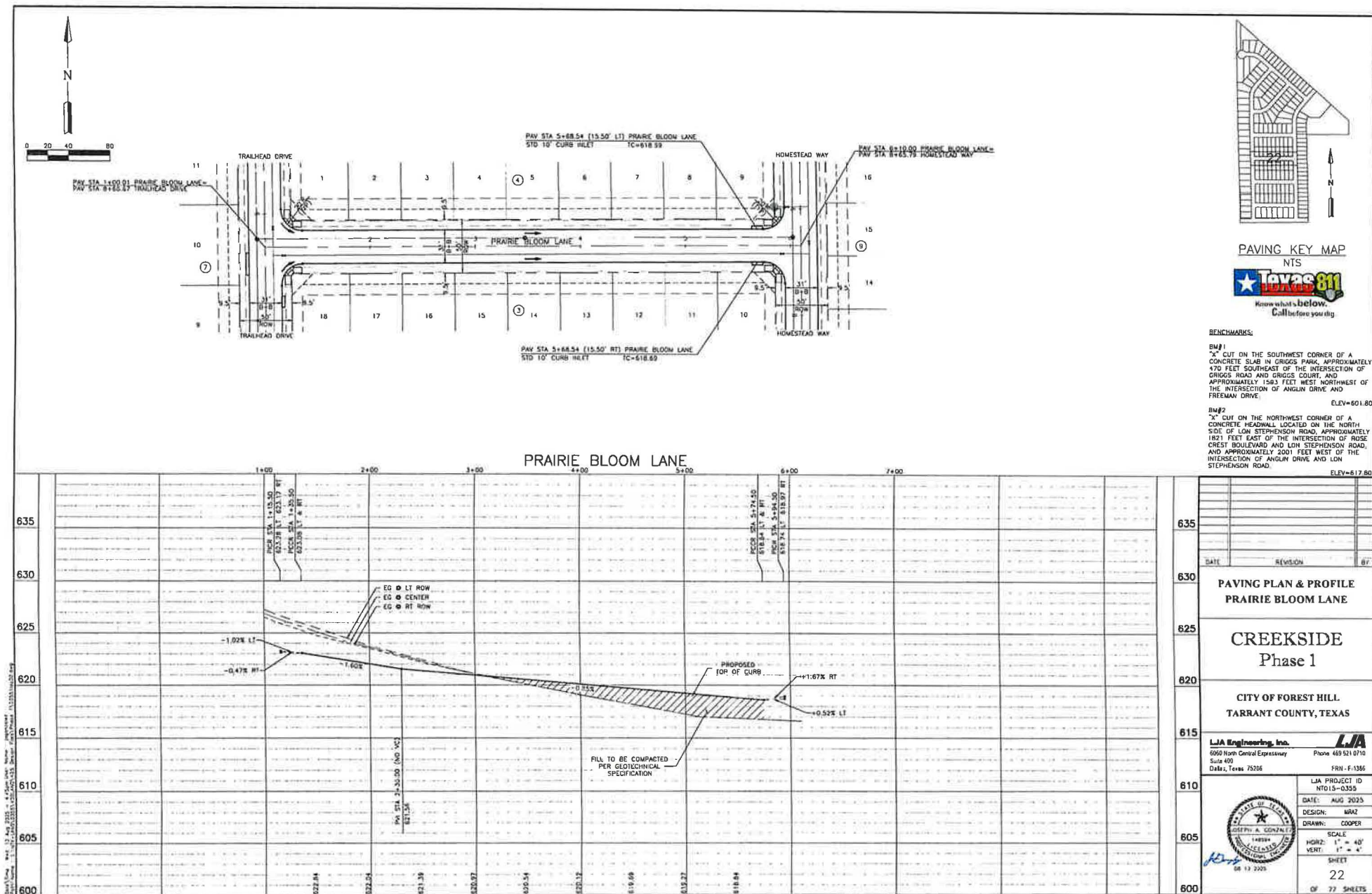


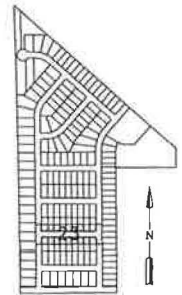
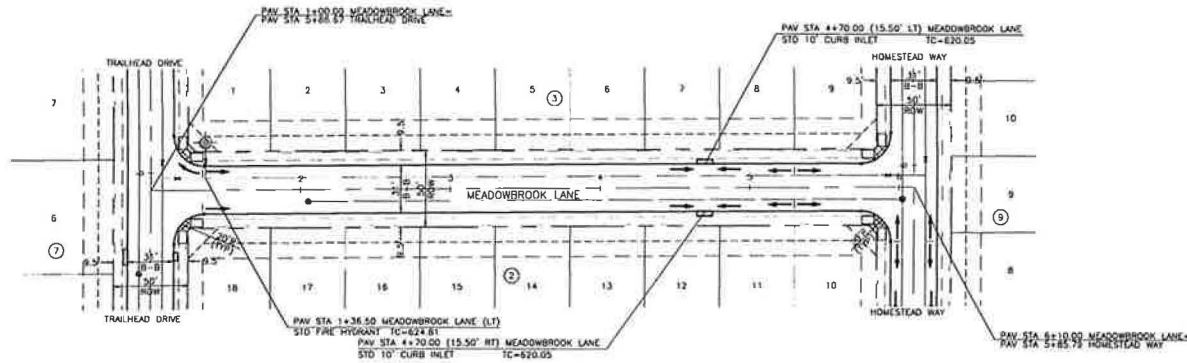
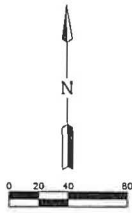
630	DATE	REVISION	#7
625	PAVING PLAN & PROFILE HOMESTEAD WAY		
620	CREEKSIDE Phase 1		
615	CITY OF FOREST HILL TARRANT COUNTY, TEXAS		
610	LJA Engineering, Inc. 5600 North Central Expressway Suite 402 Dallas, Texas 75206		
605	LJA PROJECT ID NT015-0355 DATE: AUG 2022 DRAWN: WMA SCALE HORZ: 1" = 40' VERT: 1" = 4'		
600	SHEET 18 OF 77 SHEETS		
595			





CREEKSIDE PHASE 1



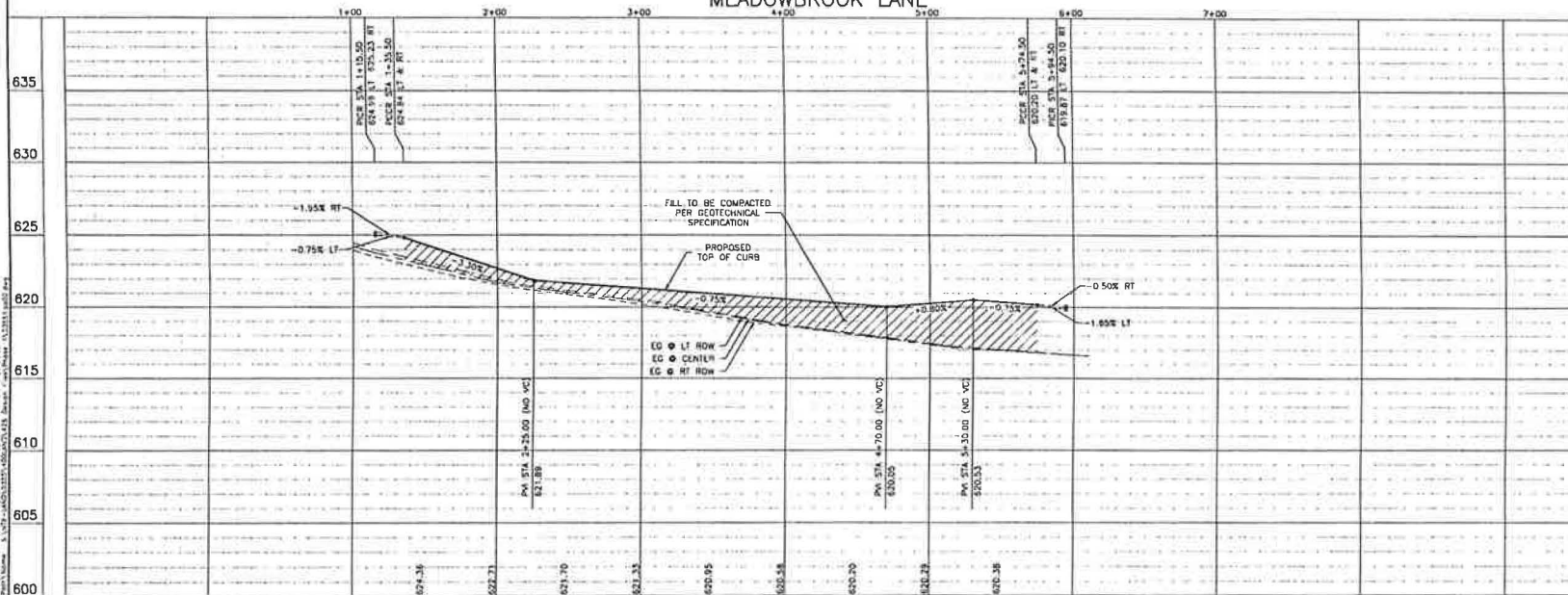


BENCHMARKS

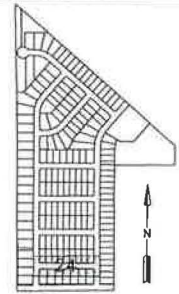
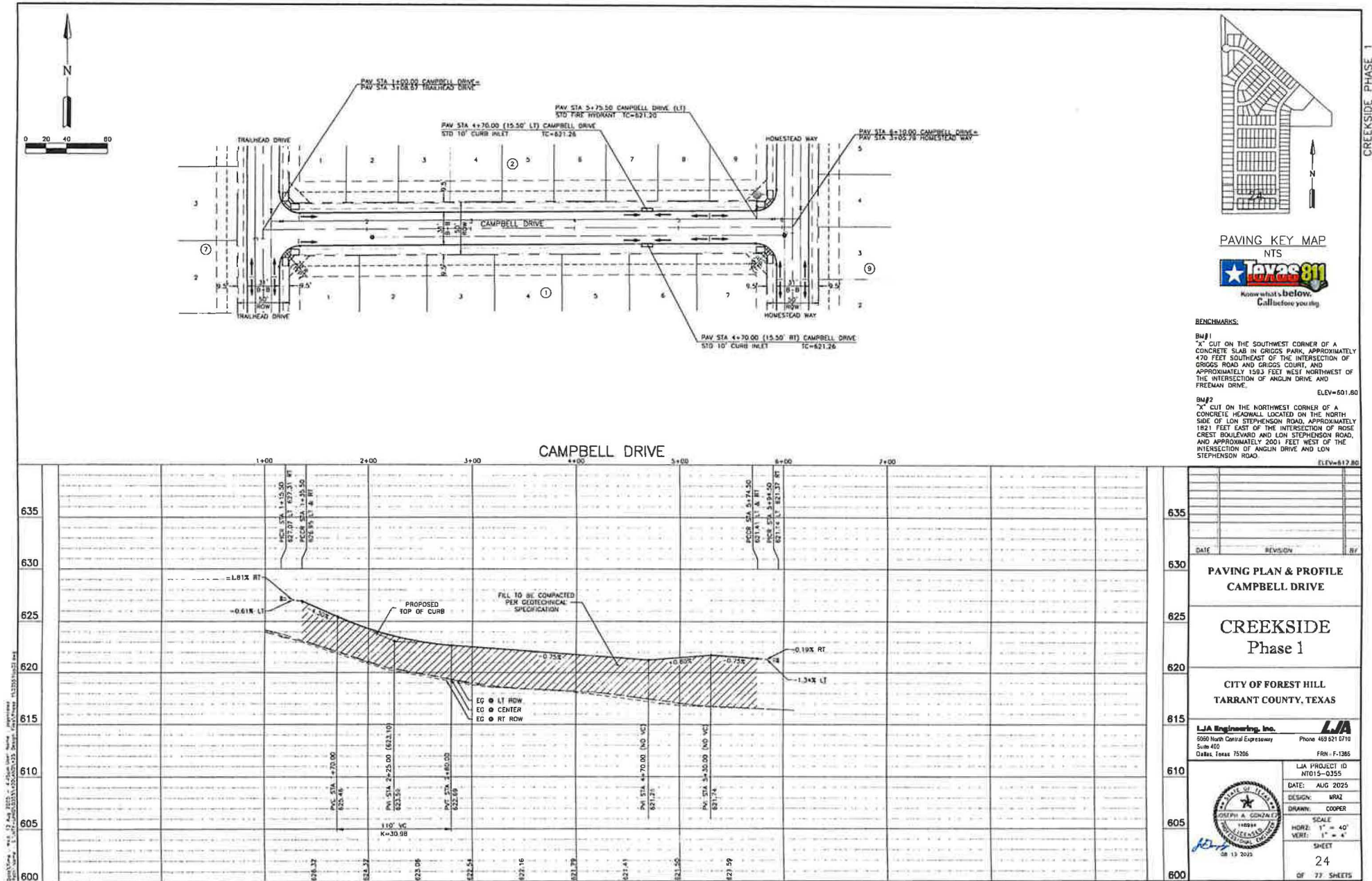
BW#1
"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GRIGGS PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF GRIGGS ROAD AND GRIGGS COURT, AND APPROXIMATELY 1583 FEET WEST NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE.
ELEV=601.80

BW#2
"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LON STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LON STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LON STEPHENSON ROAD.
ELEV=617.80

MEADOWBROOK LANE



DATE	REVISION	BY
PAVING PLAN & PROFILE MEADOWBROOK LANE		
CREEKSIDE Phase 1		
CITY OF FOREST HILL TARRANT COUNTY, TEXAS		
LJA Engineering, Inc. 5060 North Central Expressway Suite 400 Dallas, Texas 75205 Phone 469 521 0710 FRN - F-1385		
LJA PROJECT ID NT015-0355		
DATE: AUG 2025 DESIGN: WRAZ DRAWN: COOPER SCALE: HORIZ: 1" = 40' VERT: 1" = 4' SHEET 23 OF 77 SHEETS		

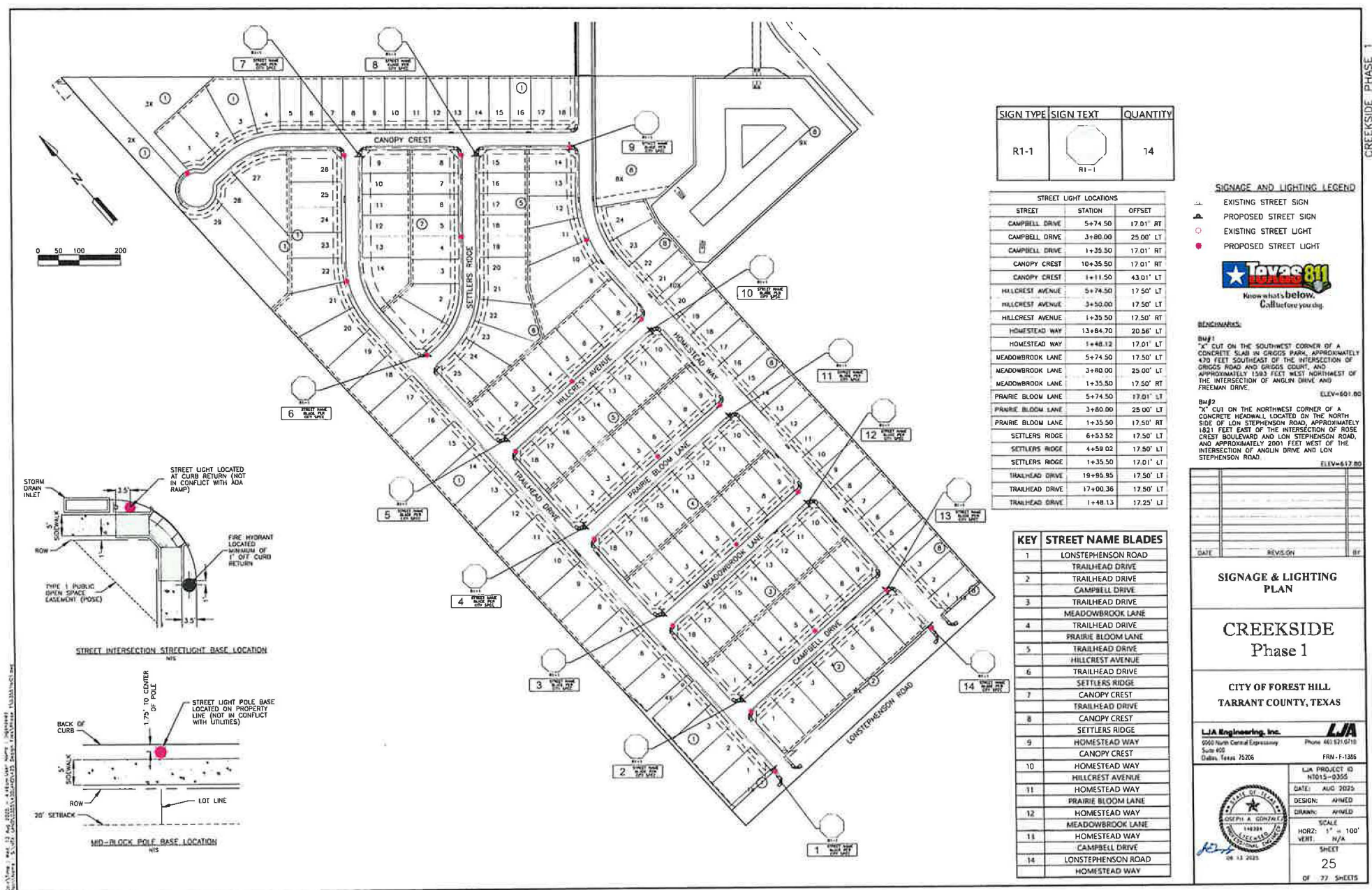


BENCHMARKS:

BM#1
"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GRIGGS PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF GRIGGS ROAD AND GRIGGS COURT, AND APPROXIMATELY 1593 FEET WEST NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE.
ELEV=601.80

BM#2
"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LON STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LON STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LON STEPHENSON ROAD.
ELEV=617.80

DATE	REVISION	BY
PAVING PLAN & PROFILE CAMPBELL DRIVE		
CREEKSIDE Phase 1		
CITY OF FOREST HILL TARRANT COUNTY, TEXAS		
LJA Engineering, Inc. 5050 North Central Expressway Suite 402 Dallas, Texas 75206 Phone: 469.621.0710 FRN: F-1385		
LJA PROJECT ID NT015-0355		
DATE: AUG 2025		
DESIGN: MRA2		
DRAWN: COOPER		
SCALE HORIZ: 1" = 40' VERT: 1" = 4'		
SHEET 24 OF 77 SHEETS		



SIGN TYPE	SIGN TEXT	QUANTITY
R1-1	 R1-1	14

STREET LIGHT LOCATIONS		
STREET	STATION	OFFSET
CAMPBELL DRIVE	5+74.50	17.01' RT
CAMPBELL DRIVE	3+80.00	25.00' LT
CAMPBELL DRIVE	1+35.50	17.01' RT
CANOPY CREST	10+35.50	17.01' RT
CANOPY CREST	1+11.50	43.01' LT
HILLCREST AVENUE	5+74.50	17.50' LT
HILLCREST AVENUE	3+50.00	17.50' LT
HILLCREST AVENUE	1+35.50	17.50' RT
HOMESTEAD WAY	13+84.70	20.56' RT
HOMESTEAD WAY	1+48.12	17.01' LT
MEADOWBROOK LANE	5+74.50	17.50' LT
MEADOWBROOK LANE	3+80.00	25.00' LT
MEADOWBROOK LANE	1+35.50	17.50' RT
PRAIRIE BLOOM LANE	5+74.50	17.01' LT
PRAIRIE BLOOM LANE	3+80.00	25.00' LT
PRAIRIE BLOOM LANE	1+35.50	17.50' RT
SETTLERS RIDGE	6+53.52	17.50' LT
SETTLERS RIDGE	4+59.02	17.50' LT
SETTLERS RIDGE	1+35.50	17.01' LT
TRAILHEAD DRIVE	19+95.95	17.50' LT
TRAILHEAD DRIVE	17+00.36	17.50' LT
TRAILHEAD DRIVE	1+48.13	17.25' LT

- SIGNAGE AND LIGHTING LEGEND**
- EXISTING STREET SIGN
 - PROPOSED STREET SIGN
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT



REMARKS:

BU#1: "X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GRIGGS PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF GRIGGS ROAD AND GRIGGS COURT, AND APPROXIMATELY 1500 FEET WEST-NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE. ELEV=601.80

BU#2: "X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LONG STEPHENSON ROAD, APPROXIMATELY 1021 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LONG STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LONG STEPHENSON ROAD. ELEV=617.80

KEY	STREET NAME BLADES
1	LONGSTEPHENSON ROAD
2	TRAILHEAD DRIVE
3	TRAILHEAD DRIVE
4	TRAILHEAD DRIVE
5	TRAILHEAD DRIVE
6	TRAILHEAD DRIVE
7	TRAILHEAD DRIVE
8	TRAILHEAD DRIVE
9	HOMESTEAD WAY
10	HOMESTEAD WAY
11	HOMESTEAD WAY
12	HOMESTEAD WAY
13	HOMESTEAD WAY
14	LONGSTEPHENSON ROAD

DATE	REVISION	BY

SIGNAGE & LIGHTING PLAN

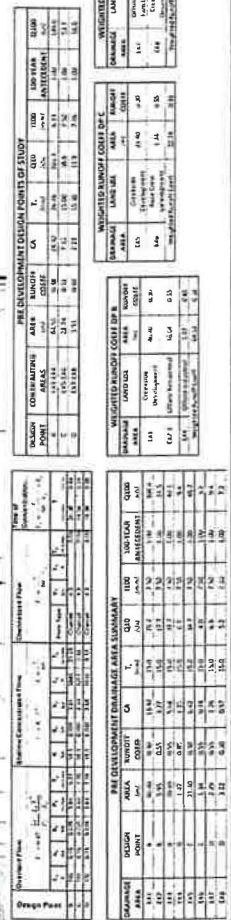
CREEKSIDE Phase 1

CITY OF FOREST HILL, TARRANT COUNTY, TEXAS

LJA Engineering, Inc.
2000 North Central Expressway, Suite 400, Dallas, Texas 75205
Phone: 469.627.9710
FAX: 469.627.9710

LJA PROJECT ID: NT015-0355
DATE: AUG. 2025
DESIGN: ANIMED
DRAWN: ANIMED
SCALE: 1" = 100'
HORIZ: N/A
VERT: N/A
SHEET: 25
OF 77 SHEETS

SEAL: [Professional Engineer Seal for Joseph A. Gonzalez, State of Texas, No. 148394, Exp. 12/31/2025]



BU1 CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN CROGS PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF CROGS ROAD AND CROGS COURT, AND APPROXIMATELY 1993 FEET WEST-NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREELAND DRIVE. (ELEV.=601.80)

BU2 CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LON STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE ROAD AND LON STEPHENSON ROAD, AND APPROXIMATELY 200 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LON STEPHENSON ROAD.

[illegible]

CREEKSIDE
Phase 1

CITY OF FOREST HILL
TARRANT COUNTY, TEXAS

LJA Engineering, Inc.
5050 North Central Expressway
Suite 400
Dallas, Texas 75205
Phone 469 521 0710
FAX F-1385

	LIA PROJECT ID H0103-0355	OF 77 SHEETS 27
	DATE: AUG 2025	
	DESIGN: WRAZ	
	DRAWING: COOPER	
	SCALE HORZ: 1" = 100' VERT: N/A	
		SHEET

BU71
"X" CUT ON THE SOUTHWEST CORNER OF A
CONCRETE SLAB IN GRIGGS PARK, APPROXIMATELY
470 FEET SOUTHEAST OF THE INTERSECTION OF
GRIGGS ROAD AND GRIGGS COURT, AND
APPROXIMATELY 1593 FEET WEST NORTHWEST OF
THE INTERSECTION OF ANGLIN DRIVE AND
FREEDMAN DRIVE.

BM#2
"X" CUT ON THE NORTHWEST CORNER OF A
CONCRETE HEADWALL LOCATED ON THE NORTH
SIDE OF LON STEPHENSON ROAD, APPROXIMATELY
1821 FEET EAST OF THE INTERSECTION OF ROSE
CREST BOULEVARD AND LON STEPHENSON ROAD,
AND APPROXIMATELY 2001 FEET WEST OF THE
INTERSECTION OF ANGLIN DRIVE AND LON
STEPHENSON ROAD.

[illegible]

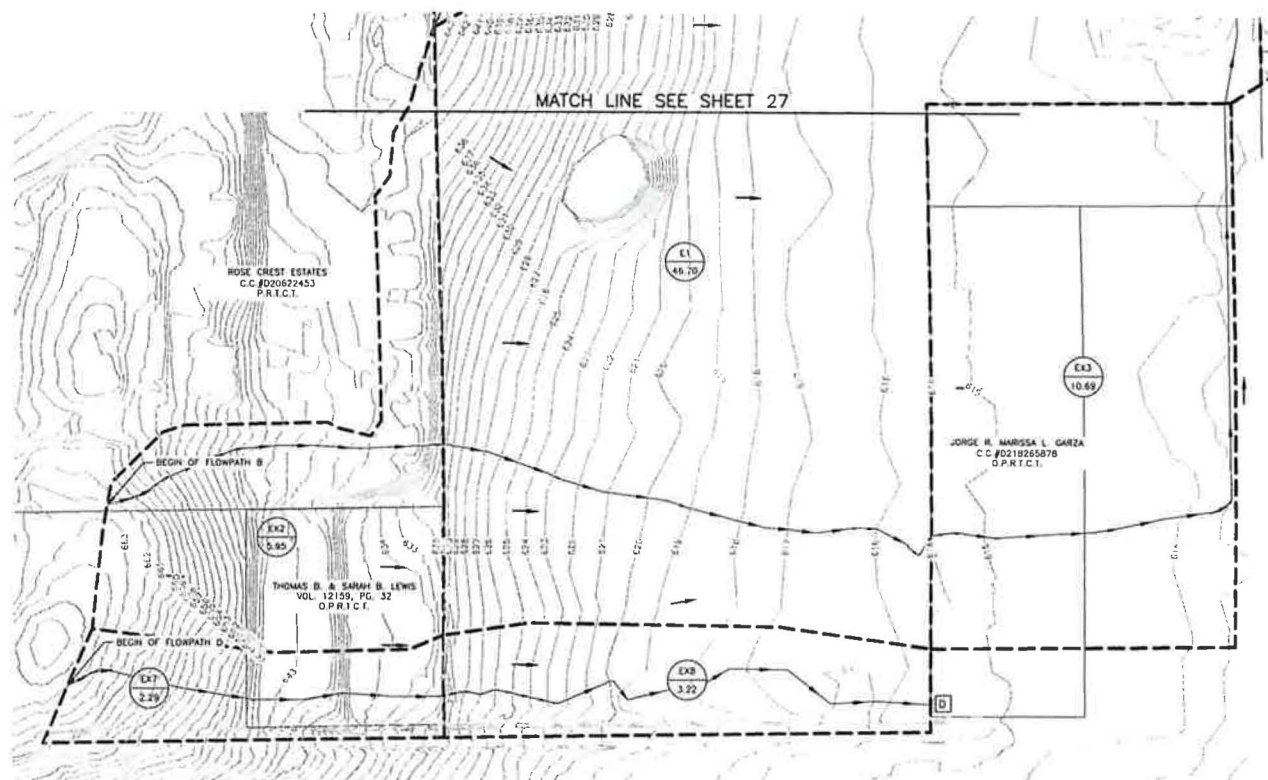
CREEKSIDE
Phase 1

LJA Engineering, Inc.
5050 North Central Expressway
Suite 400
Dallas, Texas 75206

LJA
Phone 469 521 0710
FAX 469 521 1386



LJA PROJECT ID NTD15-0355	
DATE: AUG 2025	
DESIGN: WRAZ	
DRAWN: COOPER	
SCALE	
HORIZ: 1" = 100'	
VERT. N/A	
SHEET	
28	
OF 77 SHEETS	

[illegible]

PRI DEVELOPMENT DRAINAGE AREA SUMMARY									
DRAINAGE AREA	DESIGN POINT	AREA	RUNOFF COEFF	CA	I ₁	QID	I10	100 YEAR ANTECEDENT	Q100
101	A	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
102	B	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
103	C	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
104	D	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
105	E	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
106	F	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
107	G	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
108	H	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
109	I	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
110	J	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
111	K	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
112	L	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
113	M	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
114	N	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
115	O	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
116	P	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
117	Q	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
118	R	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
119	S	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
120	T	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
121	U	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
122	V	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
123	W	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
124	X	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
125	Y	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
126	Z	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
127	AA	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
128	AB	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
129	AC	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
130	AD	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
131	AE	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
132	AF	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
133	AG	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
134	AH	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
135	AI	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
136	AJ	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
137	AK	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
138	AL	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
139	AM	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
140	AN	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
141	AO	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
142	AP	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
143	AQ	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
144	AR	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
145	AS	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
146	AT	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
147	AU	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
148	AV	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
149	AW	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
150	AX	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
151	AY	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
152	AZ	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
153	BA	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
154	BB	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
155	BC	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
156	BD	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
157	BE	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
158	BF	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
159	BG	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
160	BH	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
161	BI	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
162	BJ	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
163	BK	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
164	BL	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
165	BM	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
166	BN	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
167	BO	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
168	BP	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
169	BQ	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
170	BR	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
171	BS	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
172	BT	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
173	BU	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
174	BV	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
175	BW	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
176	BX	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
177	BY	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
178	BZ	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
179	CA	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
180	CB	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
181	CC	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
182	CD	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
183	CE	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
184	CF	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
185	CG	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
186	CH	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
187	CI	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
188	CJ	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
189	CK	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
190	CL	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
191	CM	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
192	CN	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
193	CO	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
194	CP	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
195	CQ	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
196	CR	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
197	CS	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
198	CT	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
199	CU	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
200	CV	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
201	CW	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
202	CX	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
203	CY	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
204	CZ	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
205	DA	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
206	DB	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
207	DC	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
208	DD	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
209	DE	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
210	DF	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
211	DG	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
212	DH	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
213	DI	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
214	DJ	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
215	DK	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
216	DL	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
217	DM	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
218	DN	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
219	DO	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
220	DP	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
221	DQ	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
222	DR	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
223	DS	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
224	DT	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
225	DU	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
226	DV	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
227	DW	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
228	DX	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
229	DY	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
230	DZ	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
231	EA	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
232	EB	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
233	EC	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
234	ED	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
235	EE	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
236	EF	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
237	EG	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
238	EH	0.05	0.55	0.03	1.0	0.00	0.00	0.00	0.00
239	EI								

DESIGN POINT	CONTRIBUTING AREA	AREA (sq)	BUNGEY CODE	CA	T. (sec)	Q10 (cfs)	100 YEAR ANTICIPATED	Q100 (cfs)
1	143144	50.51	10.00	14.31	26.49	505.5	6.13	1.00
2	145146	22.74	0.11	7.10	15.00	30.8	7.50	1.00
3	143144	5.51	0.40	2.11	21.31	11.0	7.00	1.00

DRAINAGE AREA	LAND USE	AREA (ha)	RUNOFF COST (\$/A)
145	Enterprise Soybean/maize	40.42	0.81
142.5	Offshore Non-cultivated	15.64	0.33
ONE	Offshore Non-cultivated	2.67	0.40
142.5	Offshore Non-cultivated	16.12	0.34

WEIGHTED BUNCH COEFF DP C				
DRAINAGE AREA	LAND USE	AREA (mi)	BUNCH	DP C
L45	Grassland Cultivated	20.90	0.82	
L46	Acres forest Non-agricultural	1.94	0.55	
L47	Water	22.34	0.88	



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DRAINAGE DESIGN CRITERIA

1. RATIONAL METHOD OF DESIGN
2. DESIGN FREQUENCY
 - (A) CLOSED SYSTEM - 10 & 100 YEAR
 - (B) OPEN CHANNEL - 10 & 100 YEAR
 - (C) DETENTION POND - 100 YEAR
- $n = 0.013$ FOR REINFORCED CONCRETE PIPE
- $n = 0.015$ FOR ROADWAY
- $n = 0.150$ FOR SHORT GRASS CHANNELS
- RAINFALL INTENSITY, STREET CAPACITY, AND INLET CAPACITY FROM CITY OF FOREST HILL DESIGN MANUAL
3. RUNOFF COEFFICIENT $C = 0.55$ (RESIDENTIAL)
 $= 0.55$ (UNDEVELOPED)
4. MINIMUM TC
RESIDENTIAL = 15 MINUTES
5. 100 YEAR INTENSITY AT
 $TC_{15} = 7.50$

Diagram illustrating the components of a storm drain system:

- DRAINAGE DIVIDE**: Indicated by a dashed line at the top.
- PROPOSED STORM DRAIN SYSTEM**: Represented by a solid line with a T-junction symbol.
- EXISTING STORM DRAIN SYSTEM**: Represented by a solid line with a T-junction symbol.
- SURFACE FLOW DIRECTION**: Indicated by an arrow pointing right.
- DRAINAGE AREA**: Represented by a circle containing the text "1.8A" and "0.80".
- INLET NUMBER**: Represented by a rectangle containing the text "1A1".
- DESIGN POINT**: Represented by a small square.



Know what's below.
Call before you dig.

BW#1
"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GRIGGS PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF GRIGGS ROAD AND GRIGGS COURT, AND APPROXIMATELY 1593 FEET WEST NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE. ELEV=601.8

BW#2
"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LON STEPHENSON ROAD, APPROXIMATELY 1921 FEET EAST OF THE INTERSECTION OF ROSE GRIGG BOULEVARD AND LON STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LON STEPHENSON ROAD.

[illegible]

**CITY OF FOREST HILL
TARRANT COUNTY, TEXAS**

LJA PROJECT ID NTD15-0355	
DATE:	AUG 2025
DESIGN:	MRAZ
DRAWN:	COOPER
SCALE	
HORZ:	1" = 100'
VERT.	N/A
SHEET	
30	

[illegible]

[illegible]

CONTINUING SHEET																																																																																																			
FOR DETERMINING CAPACITY OF																																																																																																			
SOME COMPARATIVE DATA OF PILETS IN GROUPS																																																																																																			
PILE NO.	SHAPE	DIA. OF PILE	DIA. OF PILE	DIA. OF PILE	DIA. OF PILE	DIA. OF PILE	DIA. OF PILE	DIA. OF PILE	DIA. OF PILE																																																																																										
										1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

	DAT	INVSIGN.	BT
INLET CALCULATIONS			
CREEKSIDE Phase 1			
CITY OF FOREST HILL TARRANT COUNTY, TEXAS			
LJA Engineering, Inc. 6009 North Central Expressway Dallas, Texas 75206 Phone 481-521-5110 FRI - F:1386			
LJA PROJECT ID NTD16-0355 DATE: AUG 2025 DESIGN: WMAZ DRAWN: COOPER HORIZ: SCALE VERT: N/A SHEET 31 OF 77 SHEETS			

[illegible]

LAT 301	1+00.00	1+17.90	12.90	CONNECT TO INLET 301		0.17	0.17	0.55	0.09	0.09	15.0	- 15.0	0.7	15.7	5.40	7.50	0.5	0.7	0.0	-	0.7	18			0.013	0.0000	615.78	615.78	1.25	0	-	615.78	610.84	613.07	0.1250	617.57
LAT 302	1+00.00	1+17.90	12.90	CONNECT TO INLET 302		0.21	0.21	0.55	0.12	0.12	15.0	- 15.0	0.8	15.8	5.40	7.50	0.5	0.9	0.0	-	0.9	18			0.013	0.0001	615.78	615.78	1.25	0	-	615.78	610.88	613.07	0.1220	617.57
LAT 3E1	1+00.00	1+17.90	12.90	CONNECT TO INLET 3E1		0.13	0.13	0.55	0.07	0.07	15.0	- 15.0	1.0	16.0	5.40	7.50	0.4	0.5	0.0	-	0.5	18			0.013	0.0000	615.95	615.95	1.25	0	-	615.95	612.44	613.61	0.0650	618.11
LAT 3E2	1+00.00	1+17.90	12.90	CONNECT TO INLET 3E2		0.14	0.14	0.55	0.08	0.08	15.0	- 15.0	1.0	16.0	5.40	7.50	0.4	0.6	0.0	-	0.6	18			0.013	0.0000	615.99	615.99	1.25	0	-	615.99	612.48	613.61	0.0630	618.11
LAT 3F1	1+00.00	1+17.88	12.88	CONNECT TO INLET 3F1		1.27	1.27	0.55	0.70	0.70	15.0	- 15.0	0.1	15.1	5.40	7.50	3.8	5.2	0.0	-	5.2	18			0.013	0.0005	616.21	616.21	1.25	0	0.18	616.43	613.53	614.02	0.0270	616.02
SD4	9+38.95	9+38.45	28.50	DROP OFFSET (SD4)		4.84	4.84	0.55	2.66	2.66	15.0	- 15.0	0.1	15.1	5.40	7.50	14.4	20.0	0.0	-	20.0	24			0.013	0.0078	622.37	622.37	1.25	0	1.04	623.46	620.75	621.00	0.0660	625.50
	9+21.05	9+21.05	17.90	BEND (30)		4.84	4.84	0.00	2.66		15.0	-	15.1	5.40	7.50	14.4	20.0	0.0	-	20.0	24			0.013	0.0078	622.11	622.11	0.45	0.29		622.28	620.58	620.75	0.0060	626.15	
	6+28.47	6+28.47	82.58	BEND (50)		4.84	4.84	0.00	2.66		15.0	-	15.3	5.40	7.50	14.4	20.0	0.0	-	20.0	24			0.013	0.0078	621.25	621.11	0.43	0.40	-	622.11	616.73	620.58	0.0060	626.04	
	6+23.41	6+24.41	5.00	WYE (60) [LAT 401]		0.69	2.83	0.55	0.54	1.21	15.0	- 15.3	-	15.3	5.37	7.46	17.2	23.9	0.3	0.3	23.6	30			0.013	0.0033	621.11	621.13	0.70	0.66	-	621.13	616.67	619.72	0.1000	625.34
	6+23.63	6+23.47	233.35	WYE (60) [LAT 402]		0.19	0.02	0.55	0.10	0.10	15.0	- 15.3	0.5	15.4	5.37	7.46	17.8	24.7	0.3	0.3	24.4	30			0.013	0.0035	620.15	620.15	0.70	0.75	-	621.11	617.13	619.67	0.0050	625.30
	5+10.00	3+49.52	38.52	WYE (60) [LAT 4C1]		0.14	8.80	0.55	0.32	3.63	15.2	- 15.6	0.1	15.6	5.33	7.40	19.3	26.9	0.3	0.3	26.6	30			0.013	0.0042	619.43	620.10	0.70	0.77	-	620.10	616.76	617.13	0.0060	623.34
	0+35.02	0+10.00	474.68	MH (60) [LAT 4B1]		4.68	10.48	0.55	2.24	5.67	15.0	- 15.9	1.2	17.1	5.32	7.39	31.2	43.4	0.3	0.3	43.1	36			0.013	0.0042	617.33	619.32	0.25	0.11	0.81	616.80	613.17	616.76	0.0060	623.14
	0+35.02	0+35.00	5.00	WYE (60) [LAT 4A1]		1.41	17.08	0.55	0.78	6.65	15.2	- 17.1	-	17.1	5.20	7.25	34.8	48.2	0.8	1.2	47.0	42			0.013	0.0022	617.32	617.33	0.70	0.50	-	617.33	612.63	613.17	0.0060	618.56
0+30.00	0+30.00	30.00	WYE (60) [LAT 4A2]		1.41	13.50	0.55	0.78	7.43	15.2	- 17.1	0.1	17.2	5.20	7.25	36.6	53.8	0.9	2.1	51.7	48			0.013	0.0013	617.28	617.32	0.70	0.26	-	617.32	612.66	613.13	0.0060	618.52	
LAT 4A1	1+00.00	1+17.90	12.90	CONNECT TO INLET 4A1		1.41	1.41	0.55	0.78	0.78	15.0	- 15.0	0.2	15.2	5.40	7.50	4.2	5.8	0.8	0.8	4.9	34			0.013	0.0005	617.33	617.34	1.25	0	0.05	617.30	613.87	614.20	0.0000	618.71
LAT 4A2	1+00.00	1+17.90	12.90	CONNECT TO INLET 4A2		1.41	1.41	0.55	0.78	0.78	15.0	- 15.0	0.2	15.2	5.40	7.50	4.2	5.8	0.8	0.8	4.9	34			0.013	0.0005	617.32	617.33	1.25	0	0.05	617.36	613.84	614.16	0.0060	618.67
LAT 4B1	1+00.00	1+21.95	21.95	CONNECT TO INLET 4B1		4.08	4.08	0.55	2.24	2.24	15.0	- 15.0	-	15.0	5.40	7.50	12.1	16.8	0.0	-	16.8	31			0.013	0.0113	618.93	620.10	1.25	0	1.13	621.31	617.50	618.89	0.0030	623.17
LAT 4C1	1+00.00	1+17.90	12.90	CONNECT TO INLET 4C1		0.58	0.58	0.55	0.32	0.32	15.0	- 15.0	0.2	15.2	5.40	7.50	1.7	2.4	0.0	-	2.4	18			0.013	0.0006	620.10	620.11	1.25	0	0.04	620.15	617.50	618.85	0.0750	623.35
LAT 4D1	1+00.00	1+17.90	12.90	CONNECT TO INLET 4D1		0.59	0.59	0.55	0.34	0.34	15.0	- 15.0	-	15.0	5.40	7.50	2.8	4.1	0.3	0.3	3.8	18			0.013	0.0013	621.13	621.37	1.25	0	-	621.37	620.05	620.57	0.0510	625.46
LAT 4D2	1+00.00	1+17.90	12.90	CONNECT TO INLET 4D2		0.19	0.19	0.55	0.10	0.10	15.0	- 15.0	-	15.0	5.40	7.50	0.6	0.8	0.0	-	0.8	18			0.013	0.0001	621.11	621.11	1.25	0	-	621.11	619.72	620.93	0.0060	625.42
E05	3+82.05	3+87.18	18.18	INLET (50)		0.15	0.15	0.55	0.08	0.08	15.0	- 15.0	0.8	15.8	5.40	7.60	0.4	0.6	-	-	0.6	18			0.013	0.0000	615.38	615.38	1.25	0	-	615.38	612.45	612.68	0.0030	617.47
	2+82.81	3+61.00	0.30	BEND (60)		0.15	0.15	0.00	0.08		15.0	-	0.4	16.2	5.40	7.50	0.4	0.6	-	-	0.6	21			0.013	0.0000	615.38	615.38	0.43	0	-	615.38	612.27	612.45	0.0130	617.76
	2+72.67	3+44.91	13.23	WYE (60) [LAT 5C1]		0.89	1.91	0.55	0.10	0.10	15.1	- 15.2	1.2	16.2	5.28	7.03	0.9	4.3	0.0	-	4.3	24			0.013	0.0001	615.28	615.32	0.70	0	0.64	615.36	612.76	613.27	0.0120	617.47
	2+72.68	2+52.68	5.00	WYE (60) [LAT 5B1]		0.41	1.43	0.55	0.25	0.25	15.3	- 17.4	-	17.4	5.18	7.21	4.1	9.8	-	-	5.9	21			0.013	0.0013	615.17	615.18	0.70	0.04	0.96	615.23	610.70	610.76	0.0120	617.45
	2+12.42	2+27.68	15.26	WYE (60) [LAT 5B1]		0.19	1.64	0.55	0.10	0.90	15.7	- 17.4	-	17.3	5.18	7.21	4.7	8.0	-	-	6.5	21			0.013	0.0017	615.09	615.12	0.70	0.06	0.95	615.17	610.51	610.70	0.0120	617.41
	0+34.71	2+12.42	157.85	MH (60) [LAT 5A2]		25.42	27.08	0.55	13.98	14.84	18.9	- 18.9	0.4	19.3	5.84	7.03	75.0	104.7	1.8	1.8	102.9	54			0.013	0.0027	614.03	614.26	0.25	0.03	0.83	615.00	606.26	607.58	0.0080	618.34
	0+30.00	0+34.77	54.77	BEND (45)		27.08	0.55	0.07	14.98		18.9	-	0.1	19.4	5.04	7.03	75.0	104.7	1.8	1.8	102.9	54			0.013	0.0027	613.50	613.60	0.43	0.28	0.93	614.01	605.93	606.38	0.0060	618.52
	LAT 5A1	1+00.00	1+37.20	37.20	CONNECT TO INLET 5A1		1.40	1.40	0.55	0.77	0.77	15.0	- 15.0	0.2	15.2	5.40	7.50	4.2	5.8	0.9	0.9	4.9	18			0.013	0.0007	615.34	615.42	1.25	0	0.15	615.57	612.74	613.08	0.0140
LAT 5A2	1+20.81	1+36.47	15.65	CONNECT TO INLET 5A2		1.37	1.37	0.55	0.75	0.75	15.0	- 15.0	0.1	15.1	5.40	7.50	4.1	5.7	0.9	0.9	4.8	18			0.013	0.0020	615.34	615.37	1.25	0	0.14	615.51	612.74	613.28	0.0060	617.18
	1+00.00	1+20.82	20.82	WYE (60) [LAT 5A1]		1.40	2.77	0.55	0.77	1.52	15.2	- 15.2	0.1	15.3	5.38	7.48	8.2	11.4	0.8	1.8	9.8	21			0.013	0.0037	615.09	615.17	0.70	0.08	0.17	615.34	612.65	612.74	0.0060	617.12
LAT 5B1	1+00.00	1+17.91	17.91	CONNECT TO INLET 5B1		0.19	0.19	0.55	0.10	0.10	15.0	- 15.0	0.7	15.7	5.40	7.50	0.6	0.8	0.0	-	0.8	18			0.013	0.0001	615.17	615.17	1.25	0	-	615.17	611.07	611.03	0.1060	617.33
LAT 5B2	1+00.00	1+17.90	17.90	CONNECT TO INLET 5B2		0.41	0.41	0.55	0.23	0.23	15.0	- 15.0	0.3	15.3	5.40	7.50	1.2	1.7	0.0	-	1.7	18			0.013	0.0003	615.23	615.24	1.25	0	0.03	615.27	611.13	611.09	0.1060	617.46
LAT 5C1	1+00.00	1+16.16	16.16	CONNECT TO INLET 5C1		0.89	0.89	0.55	0.49	0.49	15.0	- 15.0	0.1	15.1	5.40	7.50	2.6	3.1	0.0	-	3.1	18			0.013	0.0012	615.36	615.36	1.25	0	0.08	615.47	612.75	612.96	0.0110	617.47

[illegible]

CREEKSIDE
Phase 1

**CITY OF FOREST HILL
TARRANT COUNTY, TEXAS**

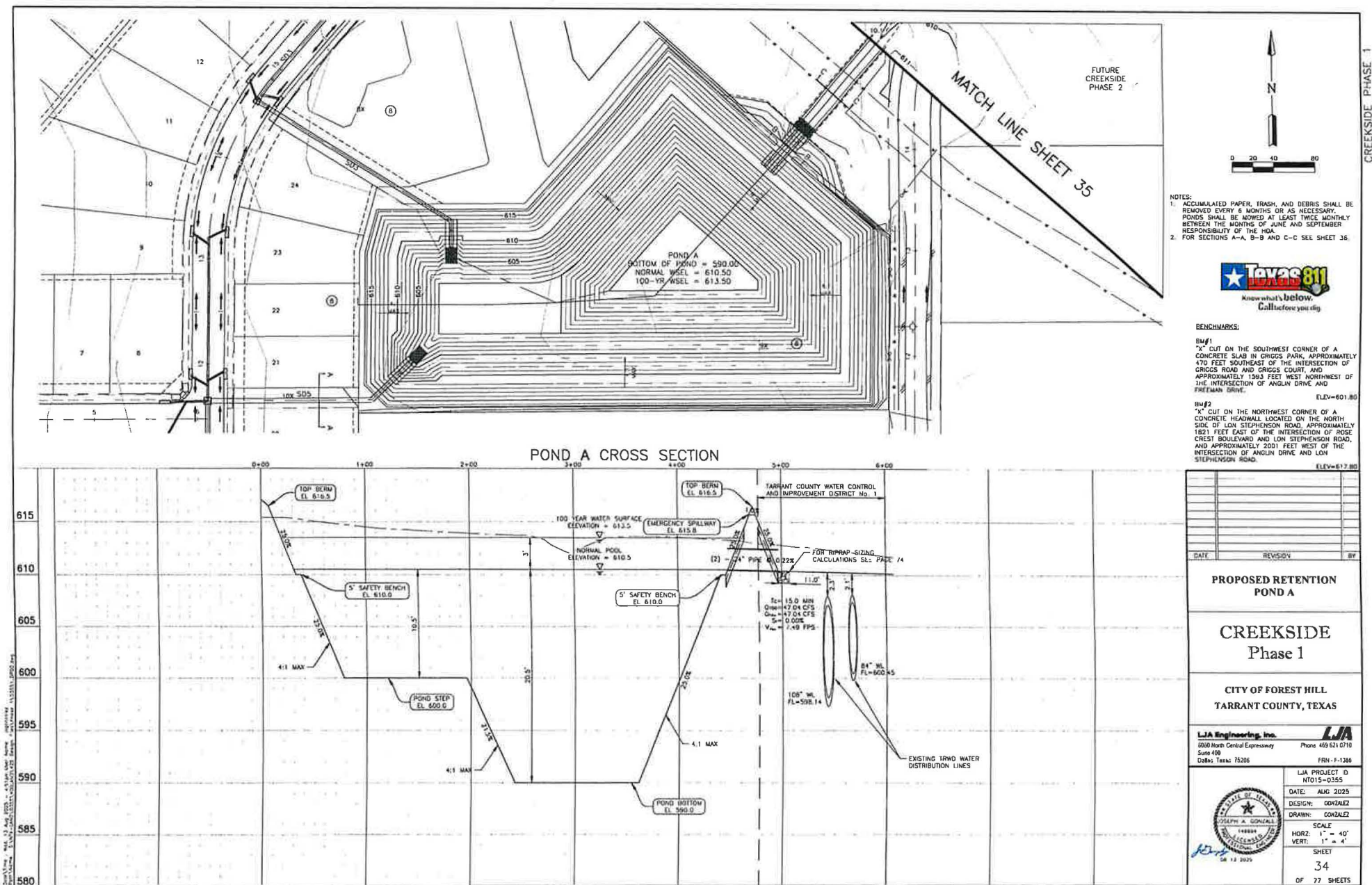
LJA Engineering, Inc.
6050 North Central Expressway
Suite 400
Dallas, Texas 75206

LJA
Phone 459 621 0710

FRN - F-1386

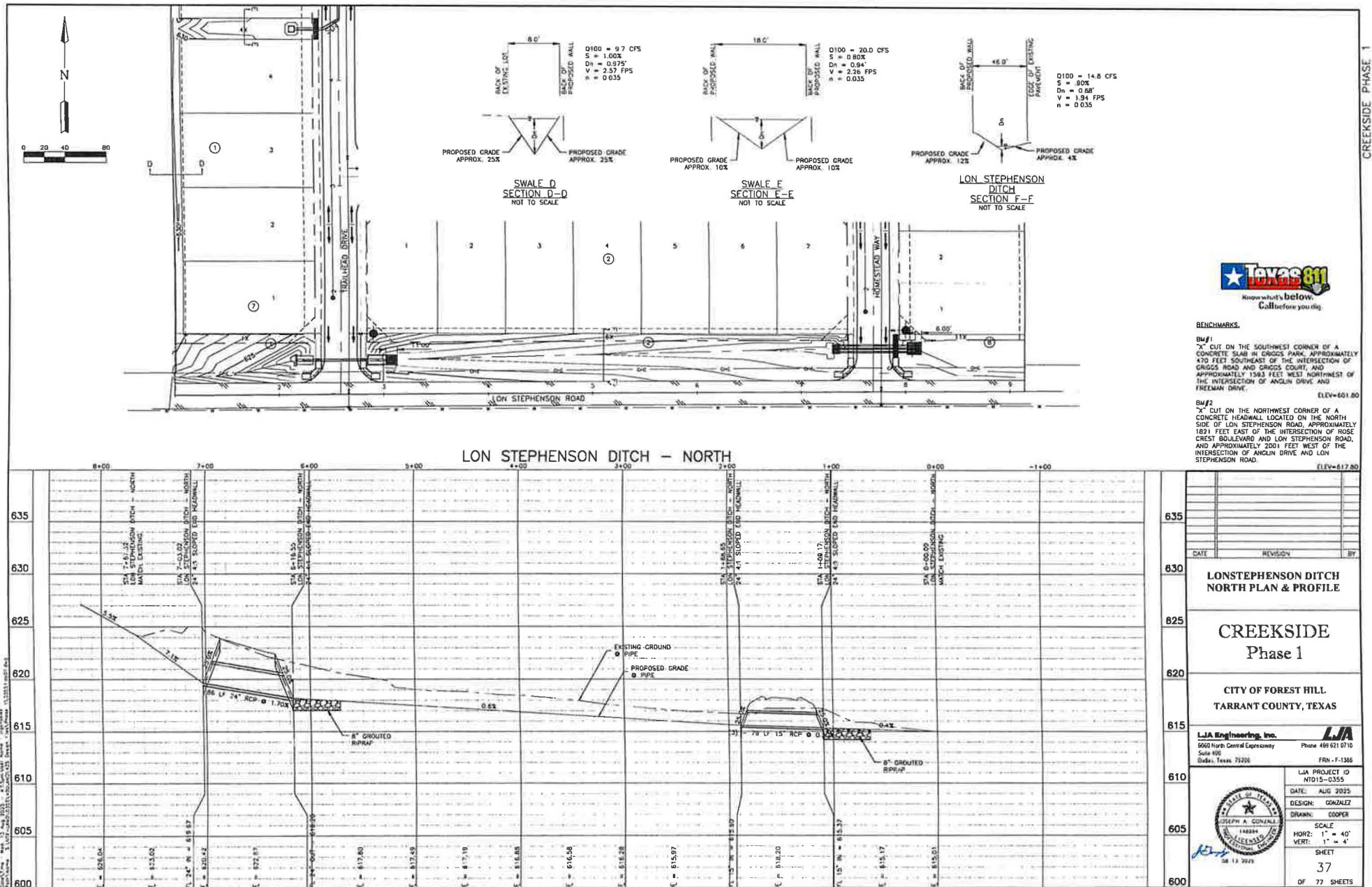


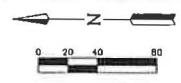
LJA PROJECT ID
 NT015-0355
 DATE: AUG 2025
 DESIGN: MRAZ
 DRAWN: COOPER
 SCALE
 HORZ: N/A
 VERT: N/A
 SHEET
 33
 OF 77 SHEETS



100-Year - Pond Volume Determination - Modified Rational Method									
PRE-PROJECT PEAK DISCHARGE									
Area	Description	Tc	Intensity	K	C	A	Q		
		minutes	in/hr			acres	cfs		
Design Point B	Existing	26.46	6.13	1.00	0.38	64.5	149.0		
TOTAL RUNOFF NORTH							149.0		
POST PROJECT PEAK DISCHARGE									
Area	Description	Detained?	Tc	Intensity	K	C	A	Q	
		Y/N	minutes	in/hr			acres	cfs	
Design Point A	Detained to Pond	Y	22.15	6.4000	1.00	0.59	41.45	161.20	
Design Point B	Released to Creek	N	24.08	6.4100	1.00	0.59	31.49	100.80	
TOTAL RUNOFF NORTH							256.87		
BASIN DETENTION TABULATIONS									
BASIN ALLOWABLE RELEASE RATE (cfs)							149.0		
(based on existing conditions, see existing drainage area map)									
TIME OF CONCENTRATION AT POND OUTLET (minutes)							22.1		
UNDRAINABLE RELEASE RATE (cfs)							32.49		
Area, Undrainable (acres)							0.50		
Weighted "C", Undrainable (unitless)							0.50		
Time of concentration, Undrainable (minutes)							6.4		
Intensity, Undrainable (in/hr)							6.4		
DETAINABLE RELEASE RATE (cfs)							48.1		
Area, Detainable (acres)							41.5		
Weighted "C", Detainable (unitless)							0.59		
Time of concentration, Detainable (minutes)							22		
DETENTION VOLUME CALCULATIONS									
Ta (min)	K	C	I (in/hr)	A (ac)	Q (cfs)	Va (cu ft)	Vout (cu ft)	Vdet (cu ft)	Vdet (ac-ft)
15	1	0.59	7.50	41.45	183.4	155560	43290	112170	2.80
30	1	0.59	5.20	41.45	139.4	256910	75250	175660	4.03
45	1	0.59	4.80	41.45	117.4	316500	96490	220080	5.05
60	1	0.59	3.90	41.45	99.4	314440	118940	224090	5.16
75	1	0.59	3.00	41.45	90.1	378150	132970	245480	5.63
90	1	0.59	3.47	41.45	84.8	407040	147400	259630	5.96
105	1	0.59	3.25	41.45	79.5	429300	161830	267460	6.14
120	1	0.59	3.03	41.45	74.2	445200	176260	269930	6.17
135	1	0.59	2.82	41.45	68.9	454500	190690	269480	6.06
150	1	0.59	2.60	41.45	63.6	457910	205120	252790	5.60
165	1	0.59	2.48	41.45	60.7	471460	219550	253900	5.83
180	1	0.59	2.31	41.45	58.3	483000	233980	251030	5.84
210	1	0.59	1.79	41.45	47.2	555720	349420	206290	4.74
240	1	0.59	1.63	41.45	39.9	574560	378380	196230	4.51
270	1	0.59	1.54	41.45	37.8	589580	407140	187530	4.19
300	1	0.59	1.30	41.45	36.7	591510	421370	172260	3.97
330	1	0.59	1.46	41.45	35.6	588080	436000	160070	3.72
360	1	0.59	1.43	41.45	34.5	600300	450430	149080	3.44
390	1	0.59	1.37	41.45	33.4	601700	464860	136170	3.13
420	1	0.59	1.29	41.45	32.3	600780	479290	121400	2.79
450	1	0.59	1.28	41.45	31.2	599600	493720	105310	2.42
480	1	0.59	1.23	41.45	30.2	597900	508150	89000	2.06

DETENTION VOLUME CALCULATIONS									
REQUIRED STORAGE VOLUME (cu.ft)							268,938 (cu. ft)		
REQUIRED STORAGE VOLUME (acre ft)							6.17 acre-ft		
TIME TO PEAK (1 Peak)							100 minutes		
Station	Area	Area	Incremental	Incremental	Total	Total	Effective	Effective	Comments
A	sq ft	ac	Volume	Volume	Volume	Volume	Volume	Volume	
			(cu ft)	(cu ft)	(cu ft)	(cu ft)	(cu ft)	(cu ft)	
Sta 0+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Sta 0+10	10,750	0.25	6,911	6,911	6,911	6,911	0	0.00	
Sta 0+20	11,175	0.26	1,150	8,061	8,061	8,061	0	0.00	
Sta 0+30	11,575	0.27	1,625	9,686	9,686	9,686	0	0.00	
Sta 0+40	11,945	0.28	2,065	11,751	11,751	11,751	0	0.00	
Sta 0+50	12,285	0.29	2,465	14,216	14,216	14,216	0	0.00	
Sta 0+60	12,595	0.29	2,825	17,041	17,041	17,041	0	0.00	
Sta 0+70	12,875	0.30	3,145	20,186	20,186	20,186	0	0.00	
Sta 0+80	13,135	0.30	3,425	23,611	23,611	23,611	0	0.00	
Sta 0+90	13,375	0.31	3,665	27,276	27,276	27,276	0	0.00	
Sta 0+100	13,595	0.31	3,865	31,141	31,141	31,141	0	0.00	
Sta 0+110	13,795	0.32	4,025	35,166	35,166	35,166	0	0.00	
Sta 0+120	13,975	0.32	4,145	39,311	39,311	39,311	0	0.00	
Sta 0+130	14,135	0.33	4,225	43,536	43,536	43,536	0	0.00	
Sta 0+140	14,275	0.33	4,265	47,801	47,801	47,801	0	0.00	
Sta 0+150	14,395	0.33	4,265	52,066	52,066	52,066	0	0.00	
Sta 0+160	14,495	0.34	4,225	56,291	56,291	56,291	0	0.00	
Sta 0+170	14,575	0.34	4,145	60,436	60,436	60,436	0	0.00	
Sta 0+180	14,635	0.34	4,025	64,461	64,461	64,461	0	0.00	
Sta 0+190	14,675	0.35	3,865	68,326	68,326	68,326	0	0.00	
Sta 0+200	14,695	0.35	3,665	72,001	72,001	72,001	0	0.00	
Sta 0+210	14,695	0.35	3,425	75,426	75,426	75,426	0	0.00	
Sta 0+220	14,675	0.35	3,145	78,571	78,571	78,571	0	0.00	
Sta 0+230	14,635	0.35	2,825	81,396	81,396	81,396	0	0.00	
Sta 0+240	14,575	0.35	2,465	83,861	83,861	83,861	0	0.00	
Sta 0+250	14,495	0.35	2,065	85,926	85,926	85,926	0	0.00	
Sta 0+260	14,395	0.35	1,625	87,551	87,551	87,551	0	0.00	
Sta 0+270	14,275	0.35	1,150	88,701	88,701	88,701	0	0.00	
Sta 0+280	14,135	0.35	6,911	95,612	95,612	95,612	0	0.00	
Sta 0+290	13,975	0.34	6,061	101,673	101,673	101,673	0	0.00	
Sta 0+300	13,795	0.34	5,145	106,818	106,818	106,818	0	0.00	
Sta 0+310	13,595	0.34	4,145	110,963	110,963	110,963	0	0.00	
Sta 0+320	13,375	0.33	3,065	114,028	114,028	114,028	0	0.00	
Sta 0+330	13,135	0.33	1,945	115,973	115,973	115,973	0	0.00	
Sta 0+340	12,875	0.32	750	116,723	116,723	116,723	0	0.00	
Sta 0+350	12,595	0.31	2,825	119,548	119,548	119,548	0	0.00	
Sta 0+360	12,285	0.30	6,061	125,609	125,609	125,609	0	0.00	
Sta 0+370	11,945	0.28	10,206	135,815	135,815	135,815	0	0.00	
Sta 0+380	11,575	0.27	14,351	150,166	150,166	150,166	0	0.00	
Sta 0+390	11,175	0.26	18,496	168,662	168,662	168,662	0	0.00	
Sta 0+400	10,750	0.25	22,641	191,303	191,303	191,303	0	0.00	
Sta 0+410	10,295	0.24	26,786	218,089	218,089	218,089	0	0.00	
Sta 0+420	9,815	0.23	30,931	249,020	249,020	249,020	0	0.00	
Sta 0+430	9,315	0.22	35,076	284,096	284,096	284,096	0	0.00	
Sta 0+440	8,795	0.21	39,221	323,317	323,317	323,317	0	0.00	
Sta 0+450	8,255	0.20	43,366	366,683	366,683	366,683	0	0.00	
Sta 0+460	7,695	0.19	47,511	414,194	414,194	414,194	0	0.00	
Sta 0+470	7,115	0.18	51,656	465,850	465,850	465,850	0	0.00	
Sta 0+480	6,515	0.17	55,801	521,651	521,651	521,651	0	0.00	
Sta 0+490	5,895	0.16	59,946	581,597	581,597	581,597	0	0.00	
Sta 0+500	5,255	0.15	64,091	645,688	645,688	645,688	0	0.00	
Sta 0+510	4,595	0.14	68,236	713,924	713,924	713,924	0	0.00	
Sta 0+520	3,915	0.13	72,381	786,305	786,305	786,305	0	0.00	
Sta 0+530	3,215	0.12	76,526	862,831	862,831	862,831	0	0.00	
Sta 0+540	2,495	0.11	80,671	943,502	943,502	943,502	0	0.00	
Sta 0+550	1,755	0.10	84,816	1,028,318	1,028,318	1,028,318	0	0.00	
Sta 0+560	1,015	0.09	88,961	1,117,279	1,117,279	1,117,279	0	0.00	
Sta 0+570	375	0.01	93,106	1,210,385	1,210,385	1,210,385	0	0.00	
Sta 0+580	0	0.00	97,251	1,307,636	1,307,636	1,307,636	0	0.00	
Sta 0+590	0	0.00	101,396	1,408,932	1,408,932	1,408,932	0	0.00	
Sta 0+600	0	0.00	105,541	1,514,473	1,514,473	1,514,473	0	0.00	
Sta 0+610	0	0.00	109,686	1,624,259	1,624,259	1,624,259	0	0.00	
Sta 0+620	0	0.00	113,831	1,738,090	1,738,090	1,738,090	0	0.00	
Sta 0+630	0	0.00	117,976	1,855,966	1,855,966	1,855,966	0	0.00	
Sta 0+640	0	0.00	122,121	1,977,887	1,977,887	1,977,887	0	0.00	
Sta 0+650	0	0.00	126,266	2,103,843	2,103,843	2,103,843	0	0.00	
Sta 0+660	0	0.00	130,411	2,233,854	2,233,854	2,233,854	0	0.00	
Sta 0+670	0	0.00	134,556	2,367,810	2,367,810	2,367,810	0	0.00	
Sta 0+680	0	0.00	138,701	2,505,711	2,505,711	2,505,711	0	0.00	
Sta 0+690	0	0.00	142,846	2,647,557	2,647,557	2,647,557	0	0.00	
Sta 0+700	0	0.00	146,991	2,793,448	2,793,448	2,793,448	0	0.00	





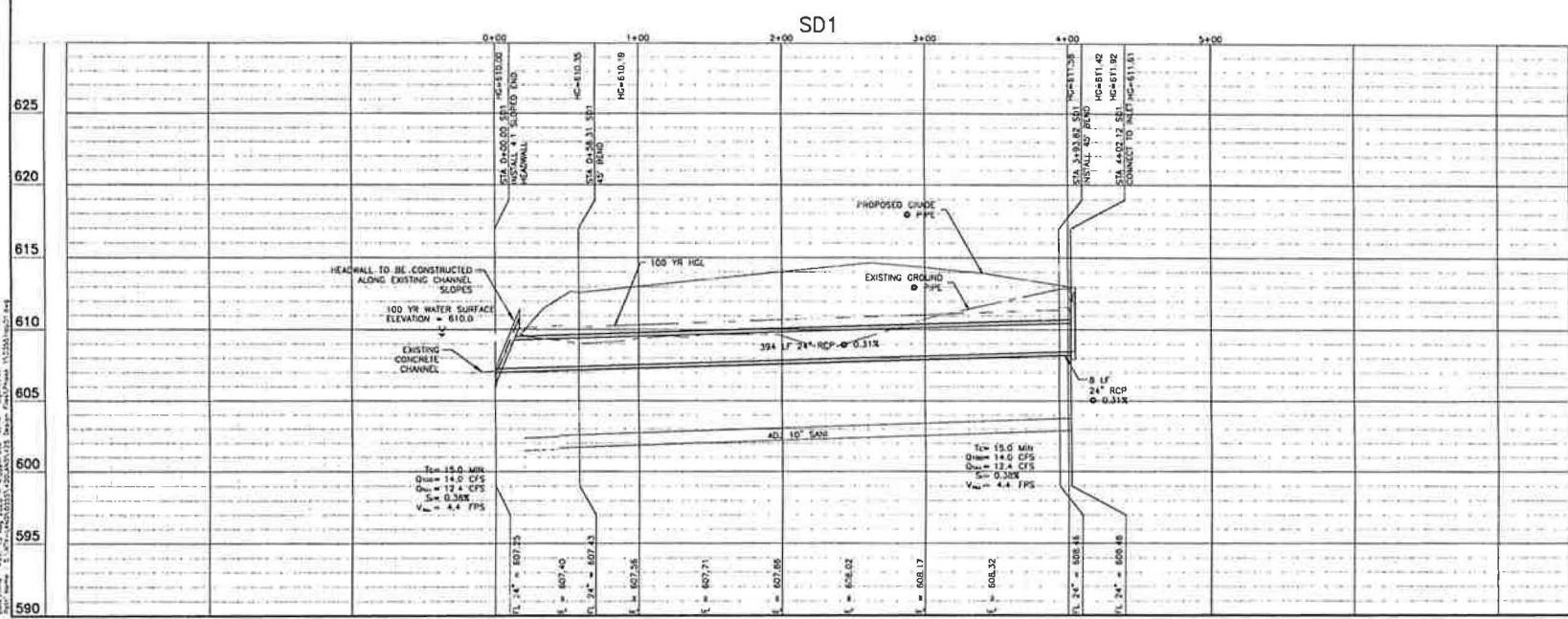
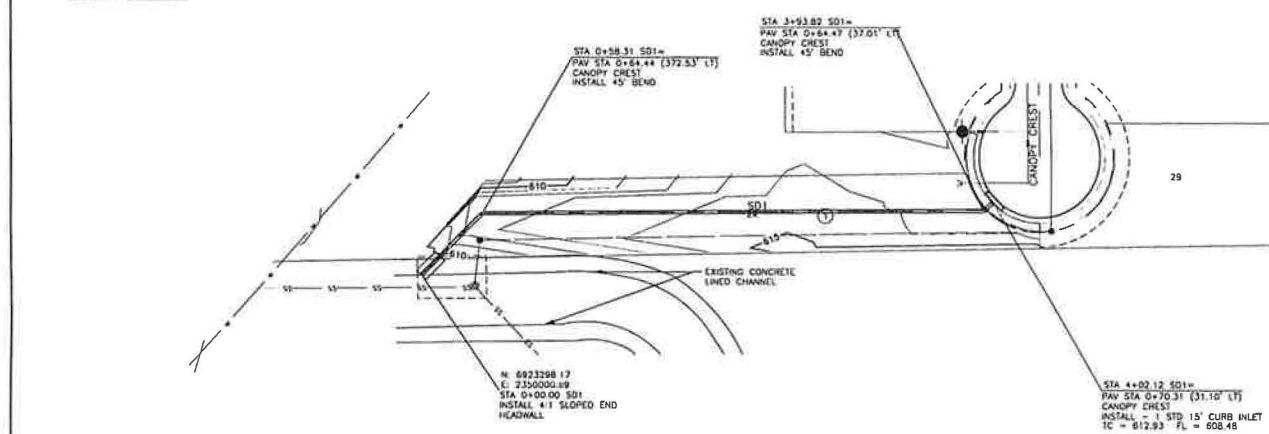
LEGEND

- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SANITARY SEWER WITH MANHOLE
- PROPOSED WATER LINE WITH HYDRANT



BENCHMARKS:

- BM#1
"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GREGG PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF GREGG ROAD AND GREGG COURT, AND APPROXIMATELY 1593 FEET WEST NORTHWEST OF THE INTERSECTION OF ANGLIM DRIVE AND FREEMAN DRIVE. ELEV=801.80
- BM#2
"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL, LOCATED ON THE NORTH SIDE OF LON STEPHENSON ROAD, APPROXIMATELY 1921 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LON STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIM DRIVE AND LON STEPHENSON ROAD. ELEV=817.80



DATE	REVISION	BY

STORM DRAIN PLAN & PROFILE SD1

CREEKSIDE Phase 1

CITY OF FOREST HILL, TARRANT COUNTY, TEXAS

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75205
Phone 469-821-0712
FAX 469-821-0712

LJA PROJECT ID
NT015-0355

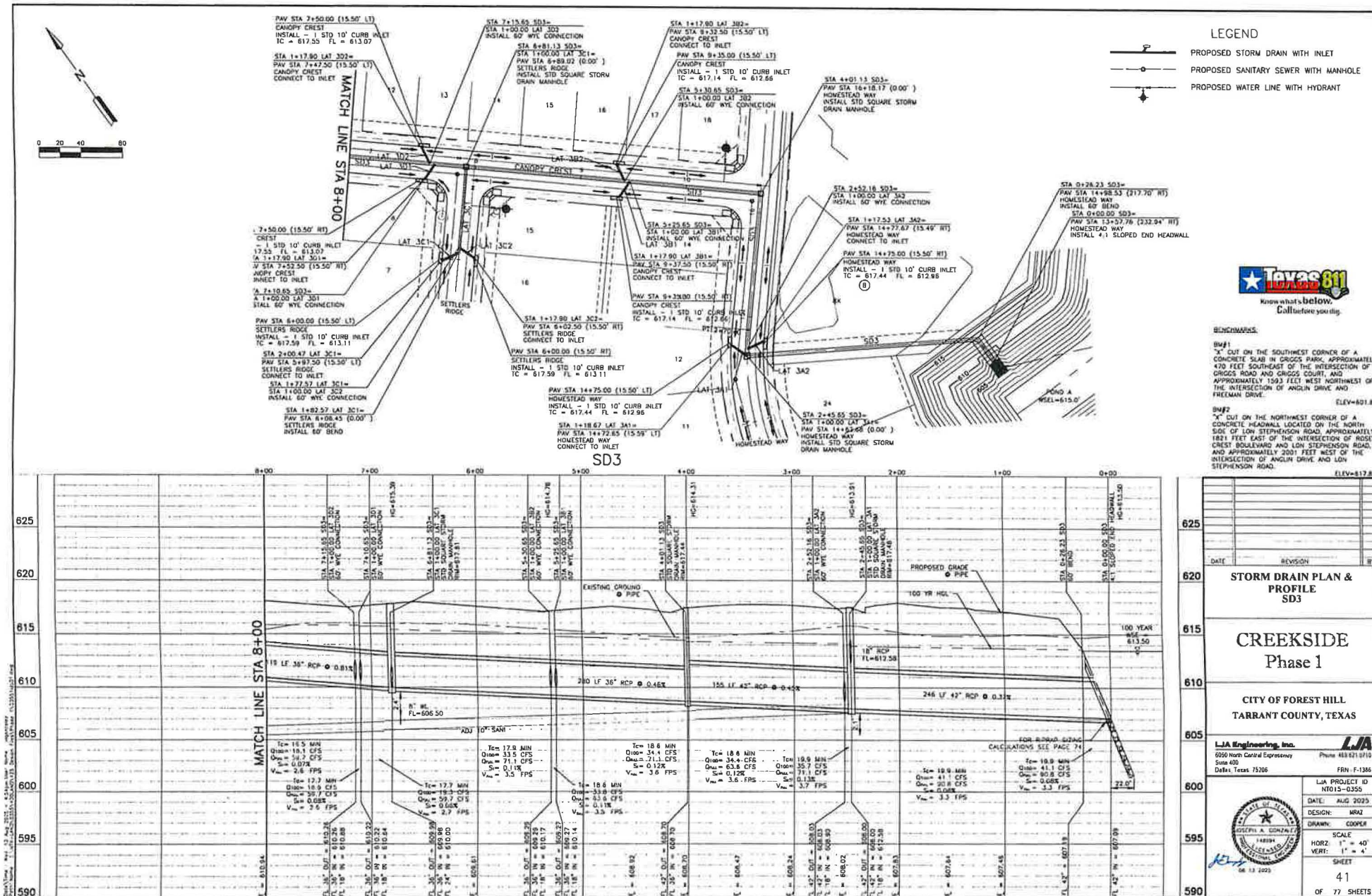
DATE: AUG 2025
DESIGN: WRAZ
DRAWN: COOPER

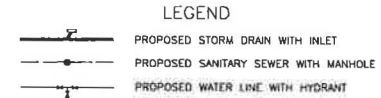
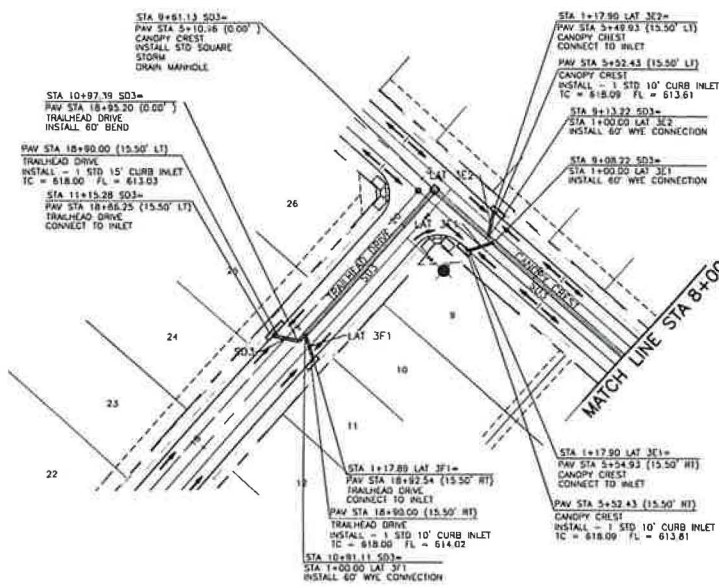
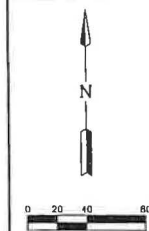
SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'

SHEET
38
OF 77 SHEETS

08 13 2025





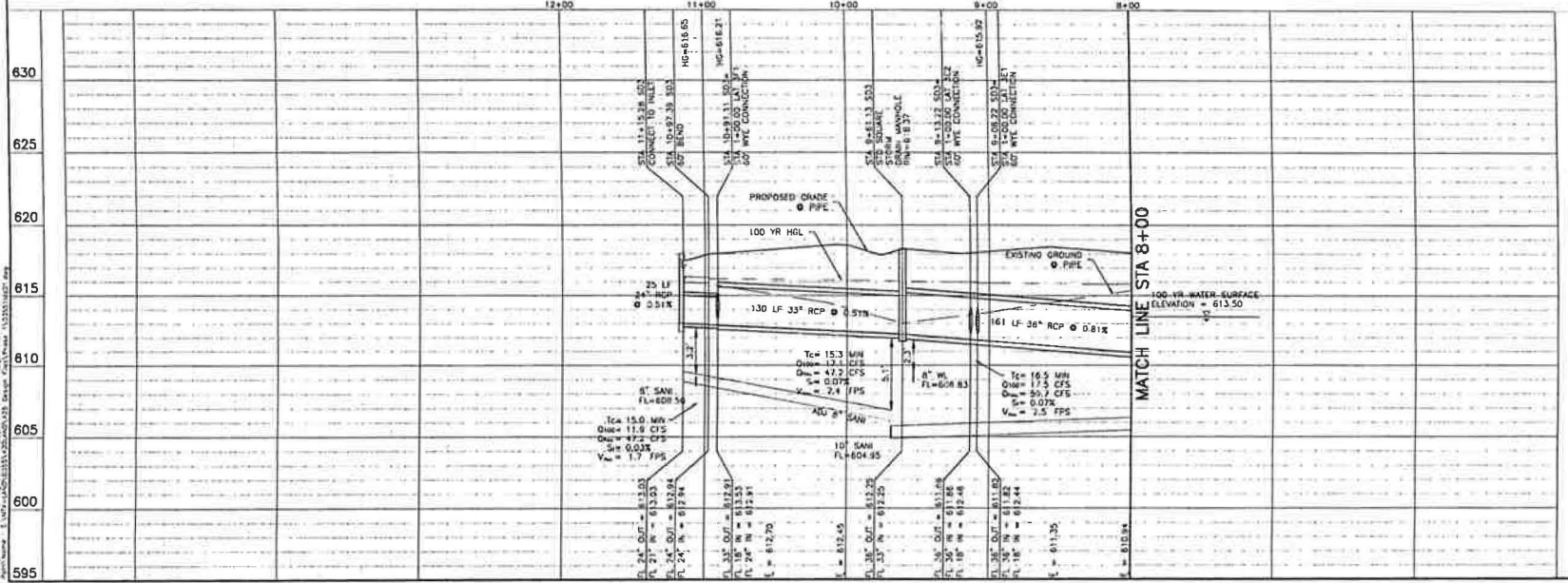


BENCHMARKS:

BM#1
"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN CROGS PARK, APPROXIMATELY 410 FEET SOUTHEAST OF THE INTERSECTION OF CROGS ROAD AND CROGS COURT, AND APPROXIMATELY 1503 FEET WEST-NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE. ELEV=601.80

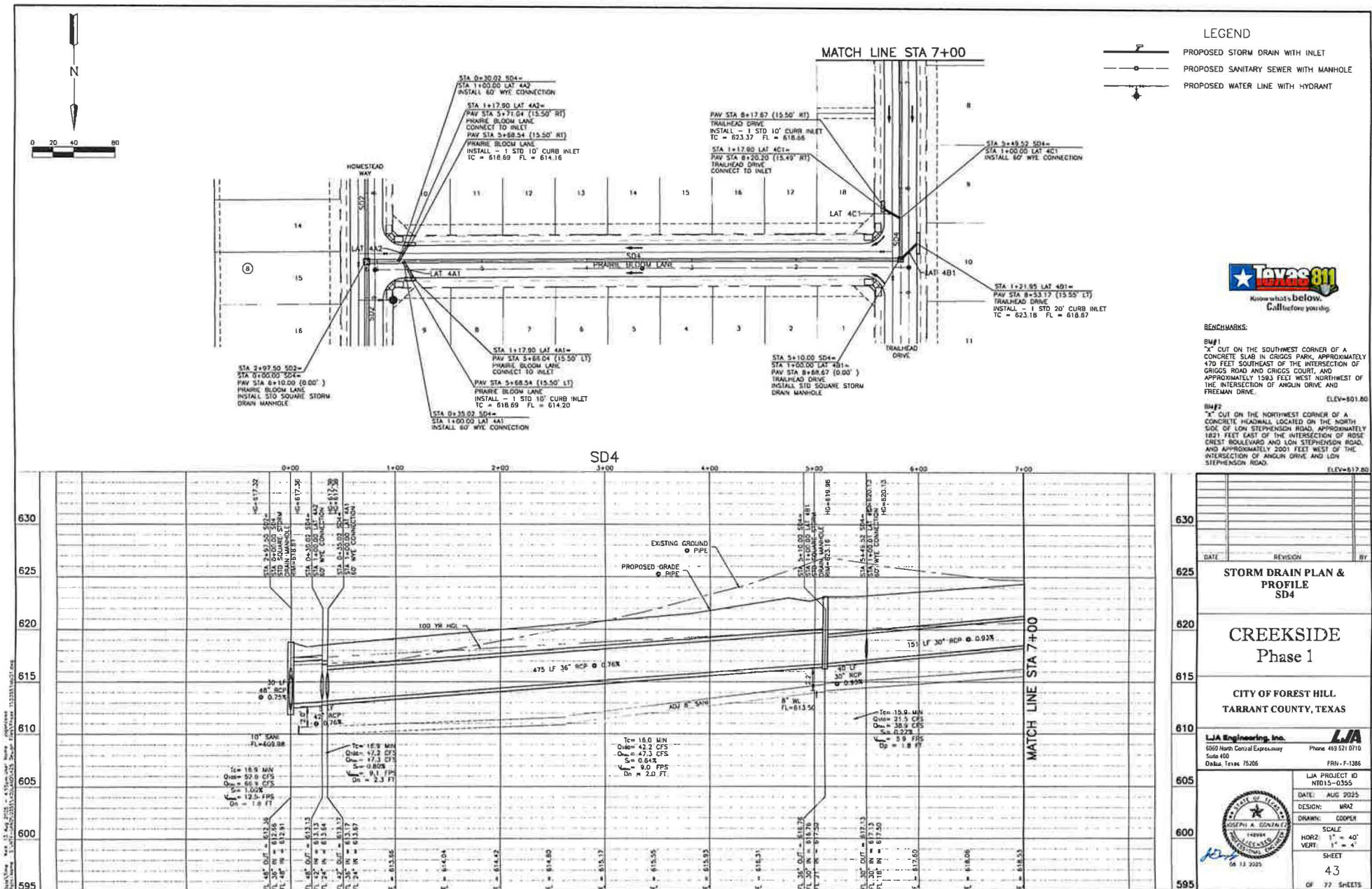
BM#2
"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LOW STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LOW STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LOW STEPHENSON ROAD. ELEV=617.80

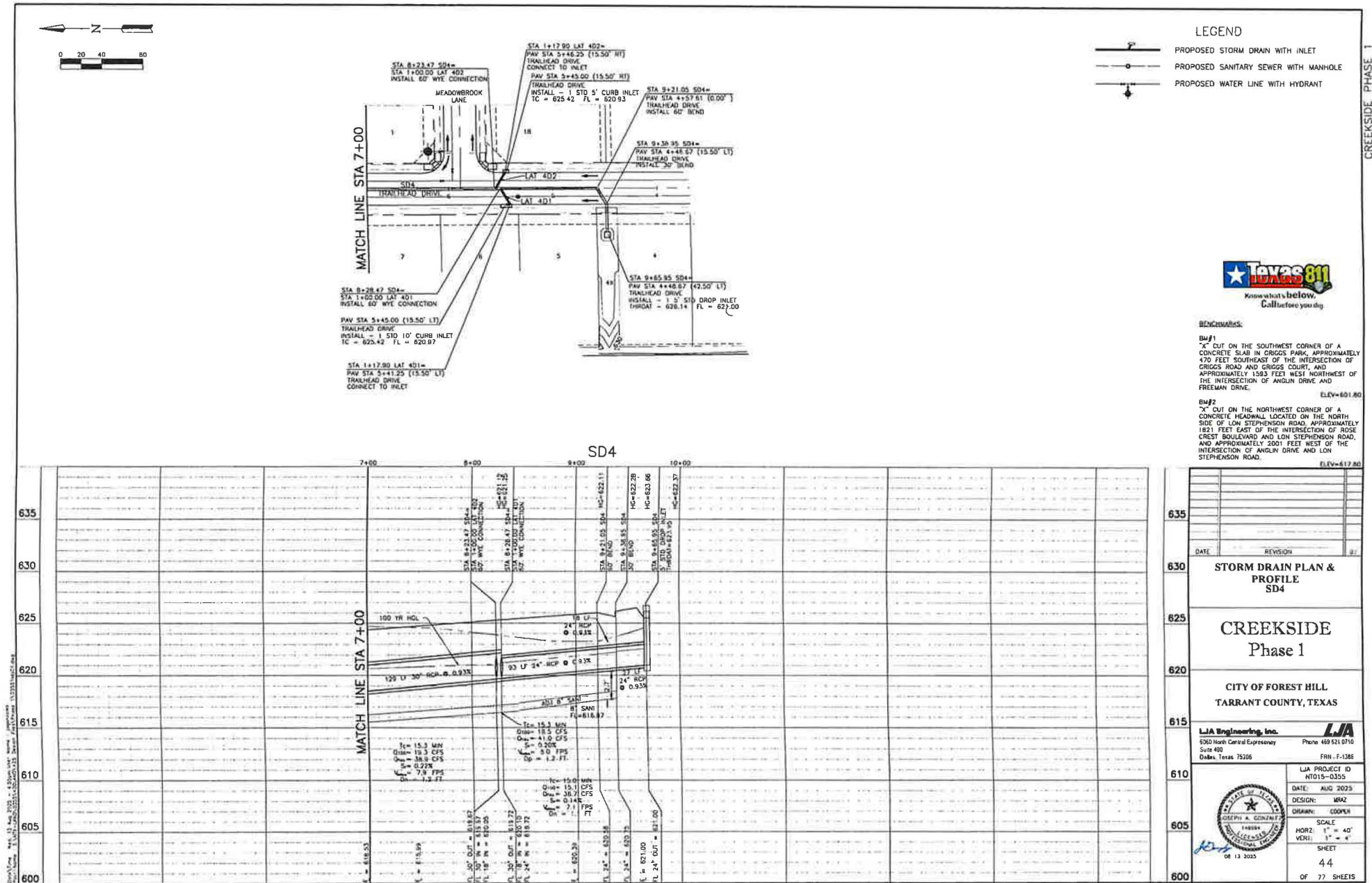
SD3

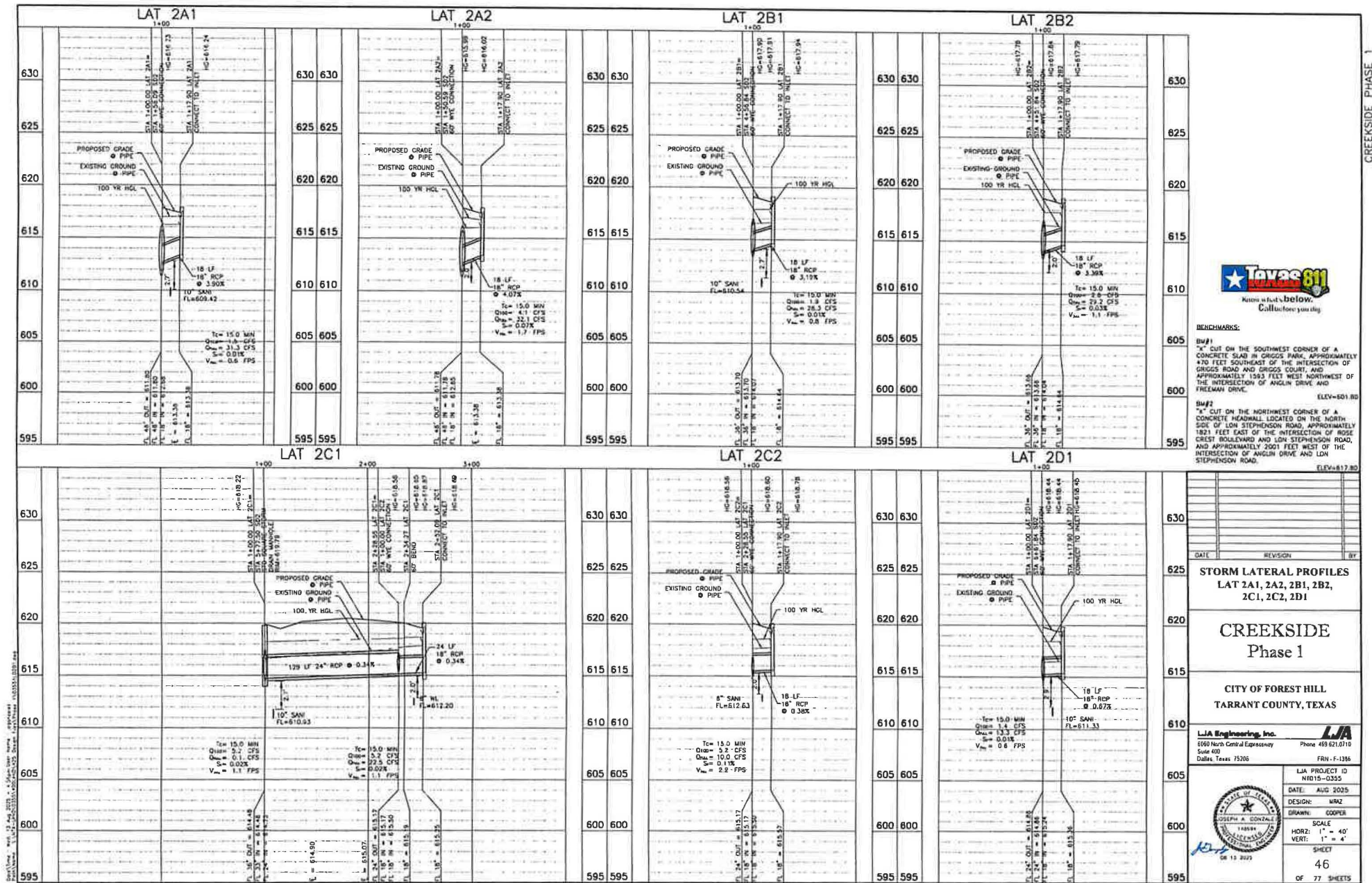


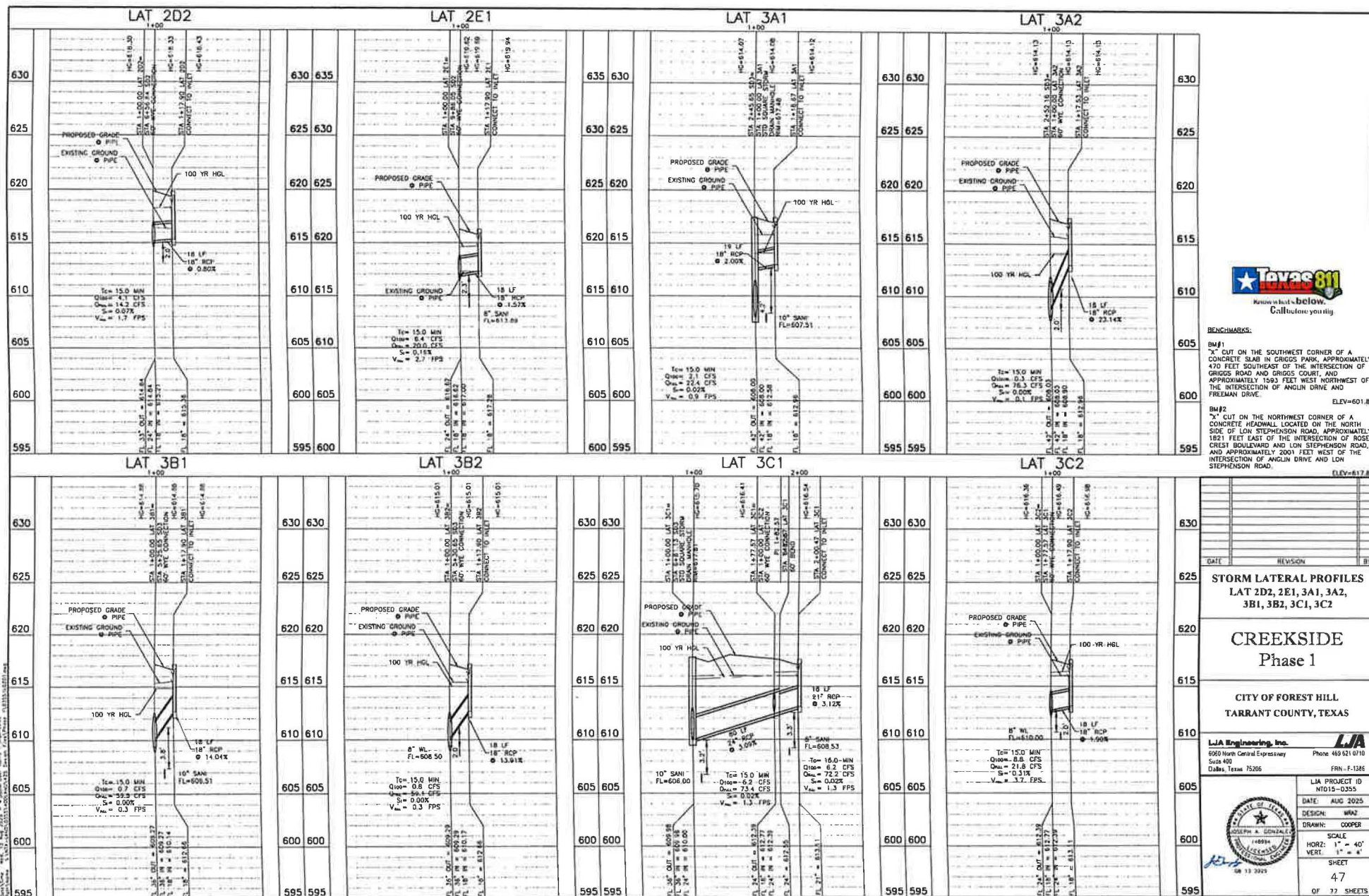
630	DATE	REVISION	BY
625	STORM DRAIN PLAN & PROFILE SD3		
620	CREEKSIDE Phase 1		
615	CITY OF FOREST HILL TARRANT COUNTY, TEXAS		
610	LJA Engineering, Inc. 6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone: 469.521.0710 FAX: F-1385		
605	LJA PROJECT ID: NT015-0355 DATE: AUG 2025 DESIGN: MRA DRAWN: COOPER SCALE: HORIZ: 1" = 40' VERT: 1" = 4' SHEET: 42 OF 77 SHEETS		
600			
595			

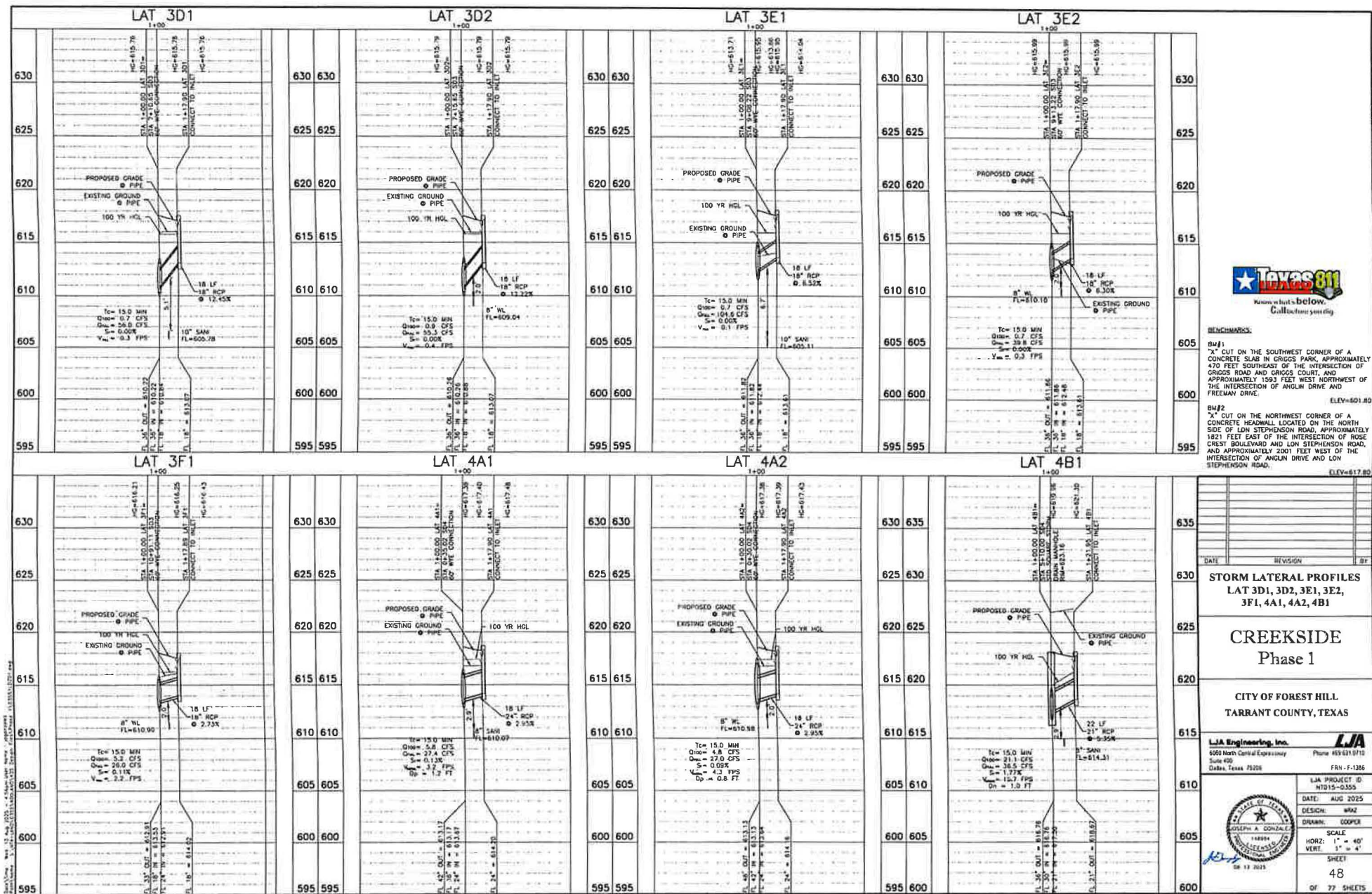
CREEKSIDE PHASE 1

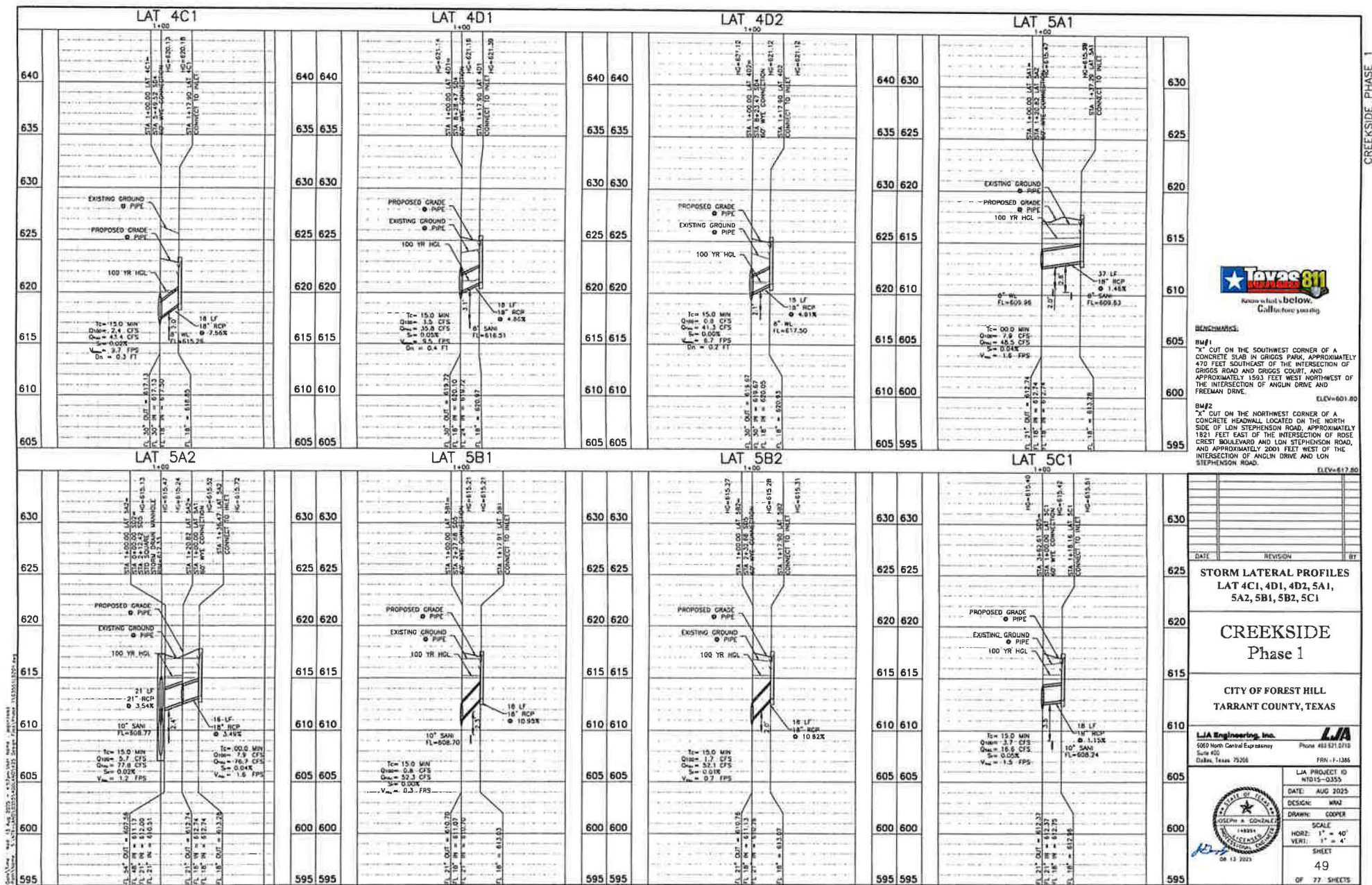












CREEKSIDE PHASE 1



BENCHMARKS:
BM#1
"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GRIGGS PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF GRIGGS ROAD AND GRIGGS COURT, AND APPROXIMATELY 1593 FEET WEST-NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE.
ELEV=601.80
BM#2
"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LON STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LON STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LON STEPHENSON ROAD.
ELEV=617.80

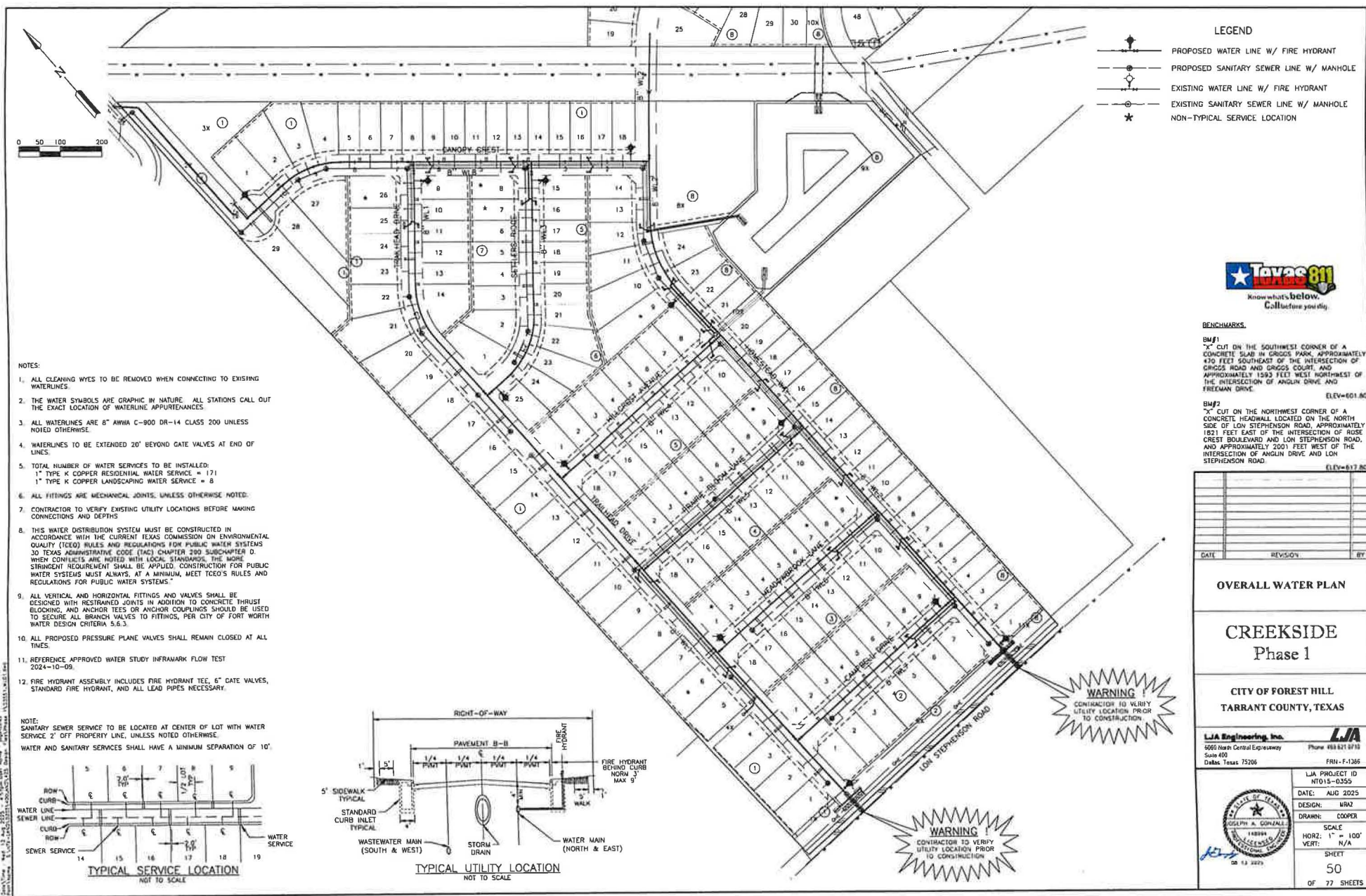
STORM LATERAL PROFILES
LAT 4C1, 4D1, 4D2, 5A1, 5A2, 5B1, 5B2, 5C1

CREEKSIDE
Phase 1

**CITY OF FOREST HILL
TARRANT COUNTY, TEXAS**

LJA Engineering, Inc.
5060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.521.0710
FAX 469.521.0710
LJA PROJECT ID: NTD15-0355
DATE: AUG 2025
DESIGN: MWA
DRAWN: COOPER
SCALE: HORIZ: 1" = 40'
VERT: 1" = 4'
SHEET: 49
OF 77 SHEETS





BENCHMARKS

BM#1
"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GROVES PARK, APPROXIMATELY 430 FEET SOUTHEAST OF THE INTERSECTION OF GROVES ROAD AND GROVES COURT, AND APPROXIMATELY 1583 FEET WEST-NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE.
ELEV=601.80

BM#2
"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LOW STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE CREEK BOULEVARD AND LOW STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LOW STEPHENSON ROAD.
ELEV=617.80

DATE	REVISION	BY

OVERALL WATER PLAN

**CREEKSIDE
Phase 1**

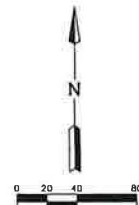
**CITY OF FOREST HILL
TARRANT COUNTY, TEXAS**

LJA Engineering, Inc.
5951 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.821.9712
FRII-F-1385

LJA PROJECT ID NT015-0359	LJA 148994 28.1.3.2023
DATE: AUG 2023	SCALE: 1" = 100'
DESIGN: WR2	VERT: N/A
DRAWN: COOPER	SHEET 50 OF 77 SHEETS



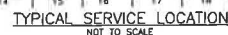
CREEKSIDE PHASE 1



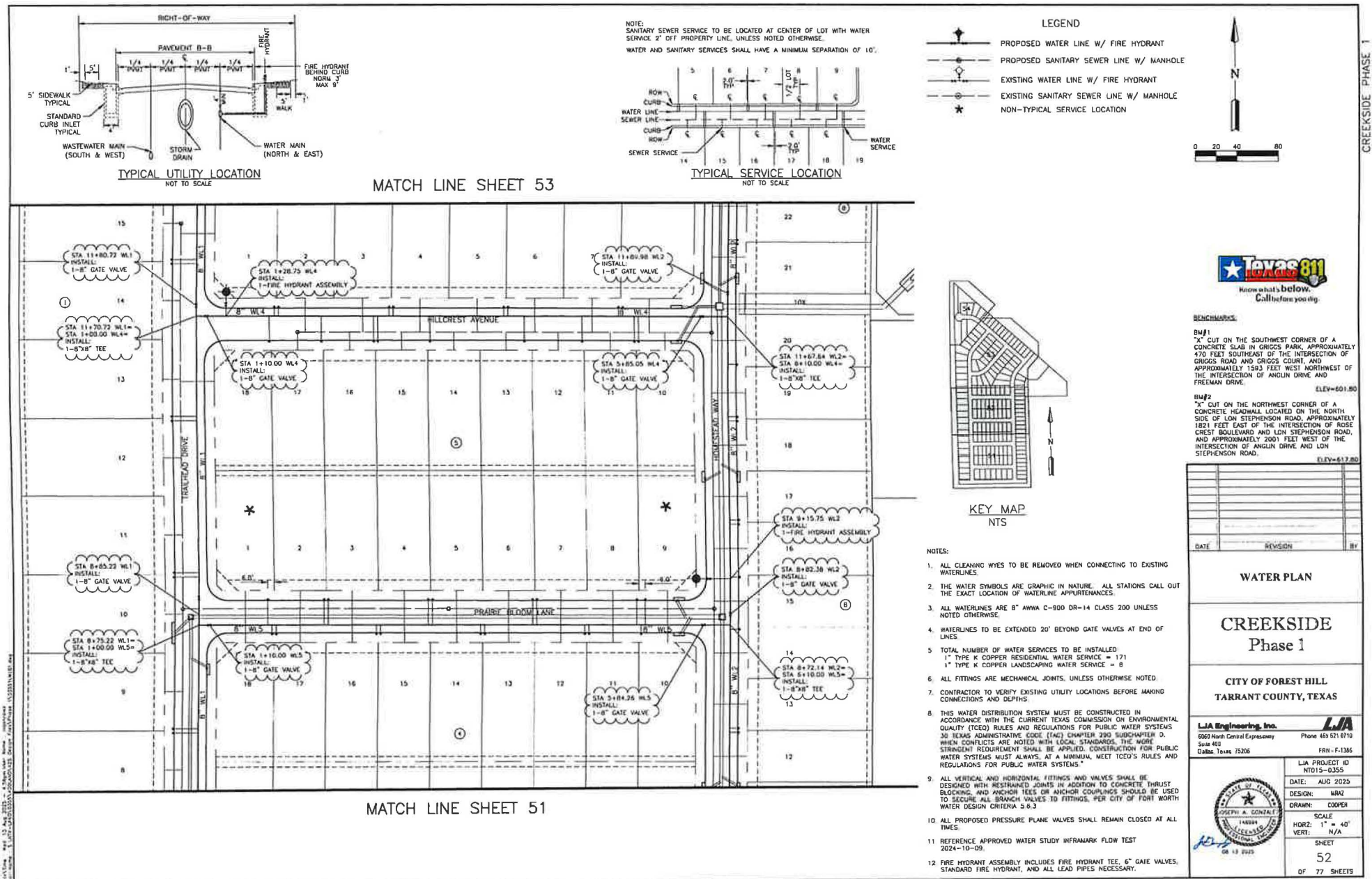
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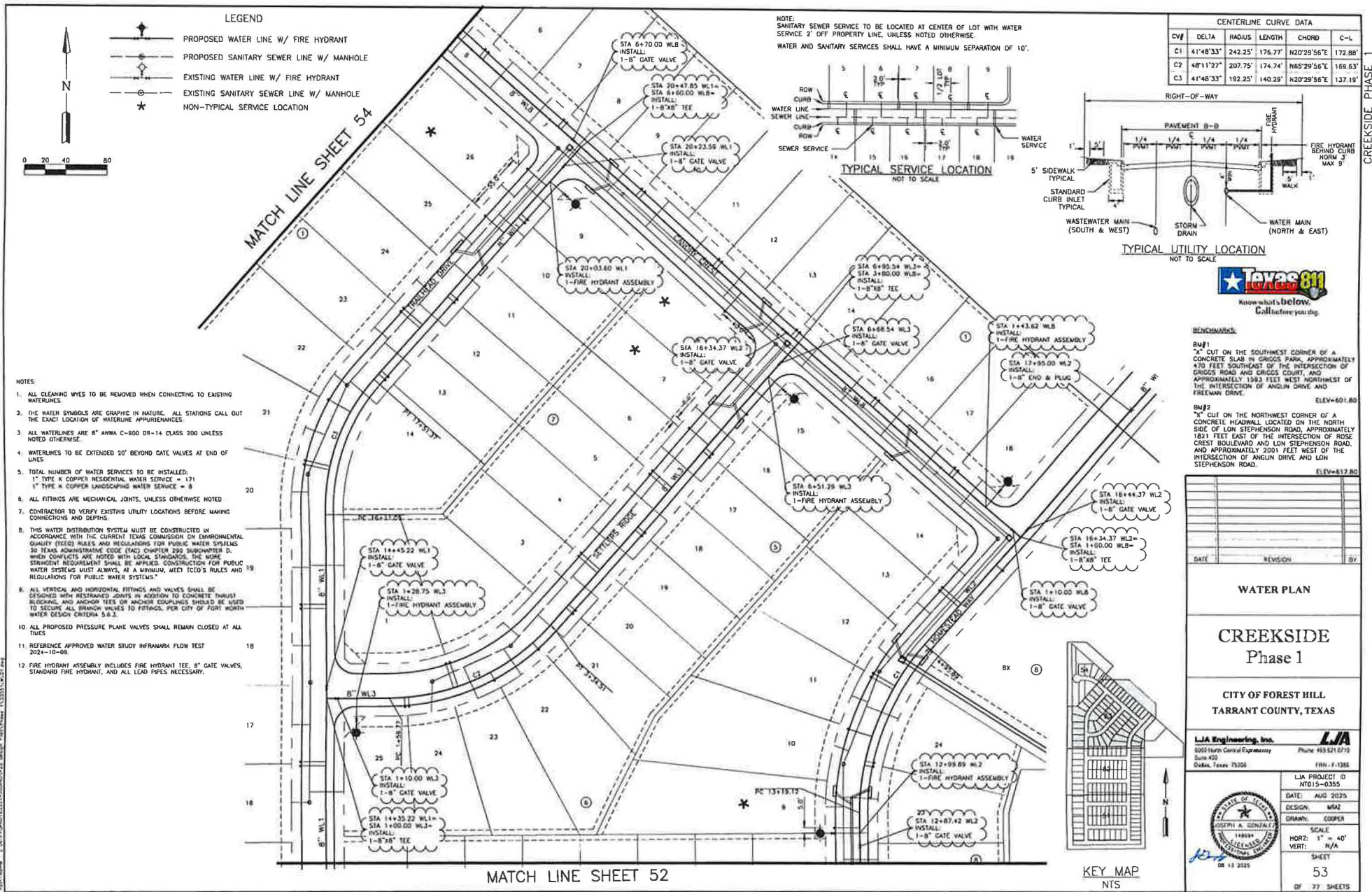
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DRAWN:	COOPER
SCALE	
HORZ:	1" = 40'
VERT:	N/A
SHEET	
51	
OF 77 SHEETS	

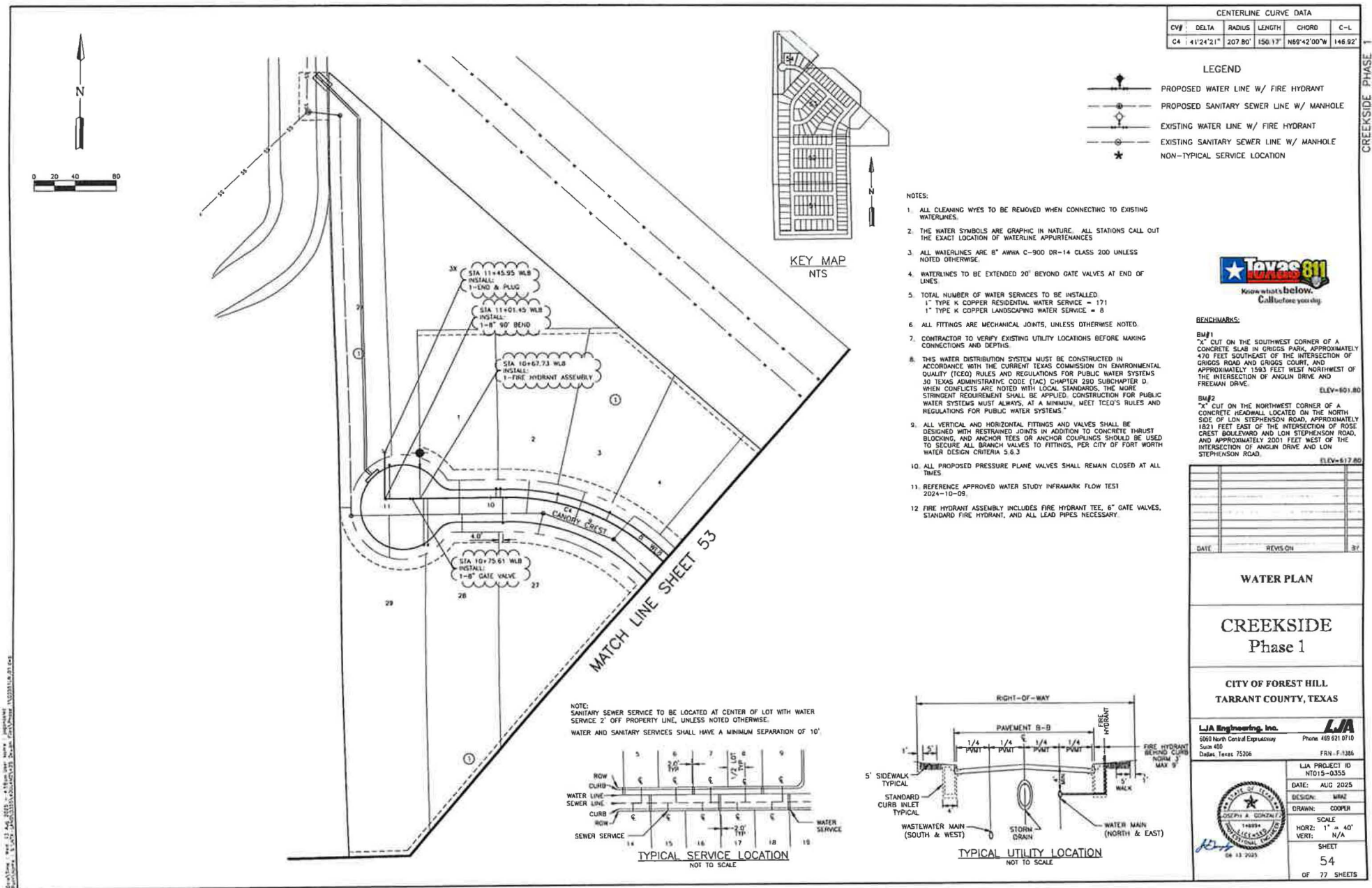
	PROPOSED SANITARY SEWER WITH MANHOLE
	EXISTING SANITARY SEWER WITH MANHOLE
	PROPOSED WATER WITH FIRE HYDRANT & VALVES
	EXISTING WATER WITH FIRE HYDRANT & VALVES
	STORM DRAIN SYSTEM WITH INLET
	BORE & STEEL ENCASUREMENT
	NON-TYPICAL SERVICE LOCATION

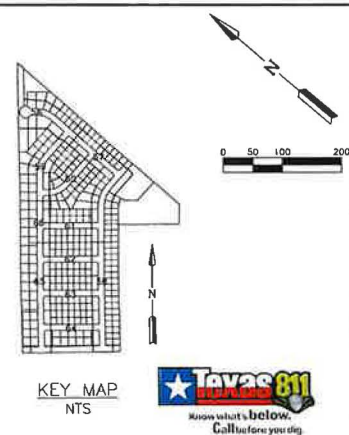
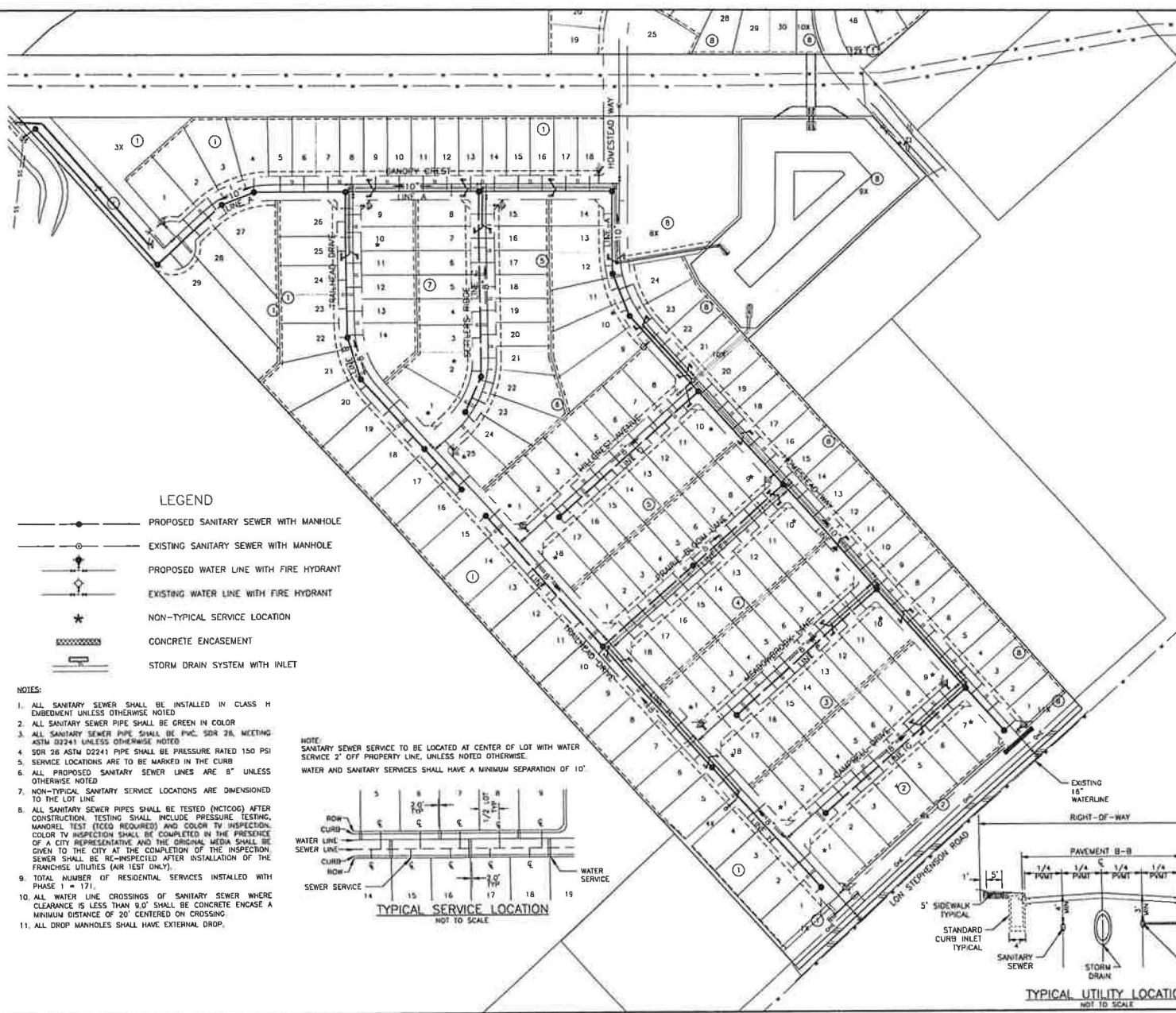


CONTRACTOR TO VERIFY
UTILITY LOCATION PRIOR
TO CONSTRUCTION









DATE	REVISION	BY

OVERALL SANITARY SEWER PLAN

CREEKSIDE
Phase 1

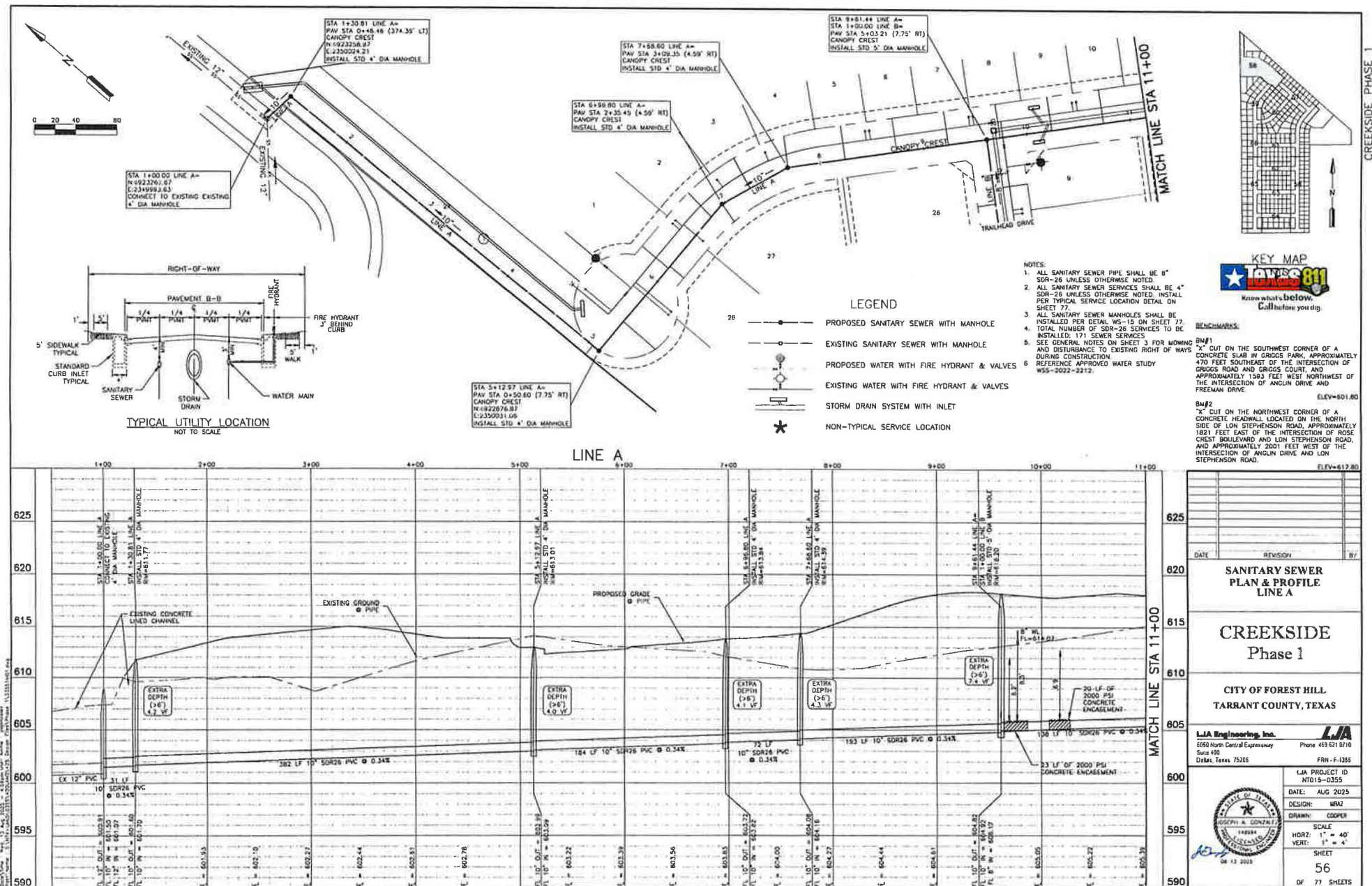
**CITY OF FOREST HILL
TARRANT COUNTY, TEXAS**

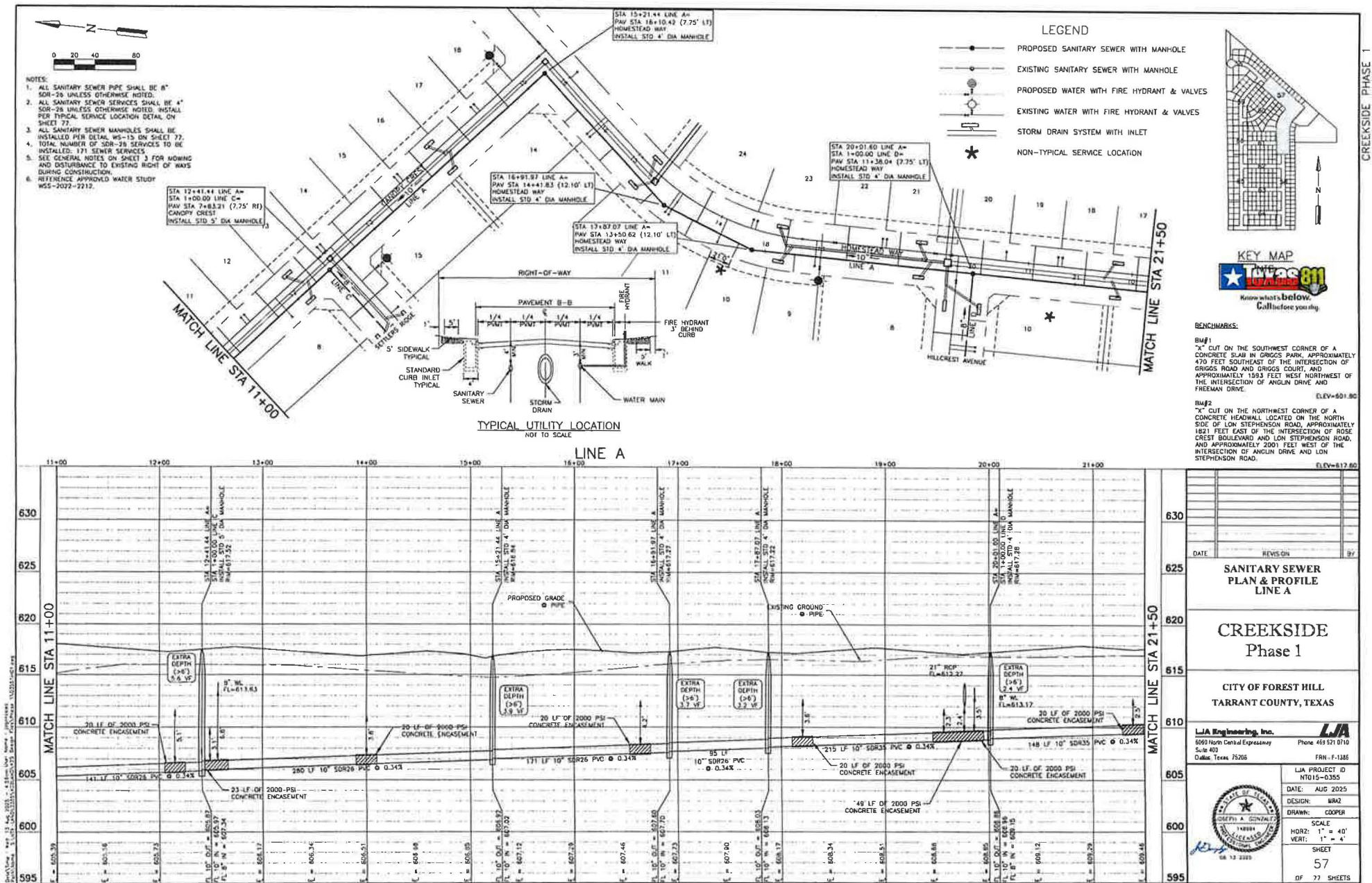
LJA Engineering, Inc.
5050 North Central Expressway
Suite 400
Dallas, Texas 75205

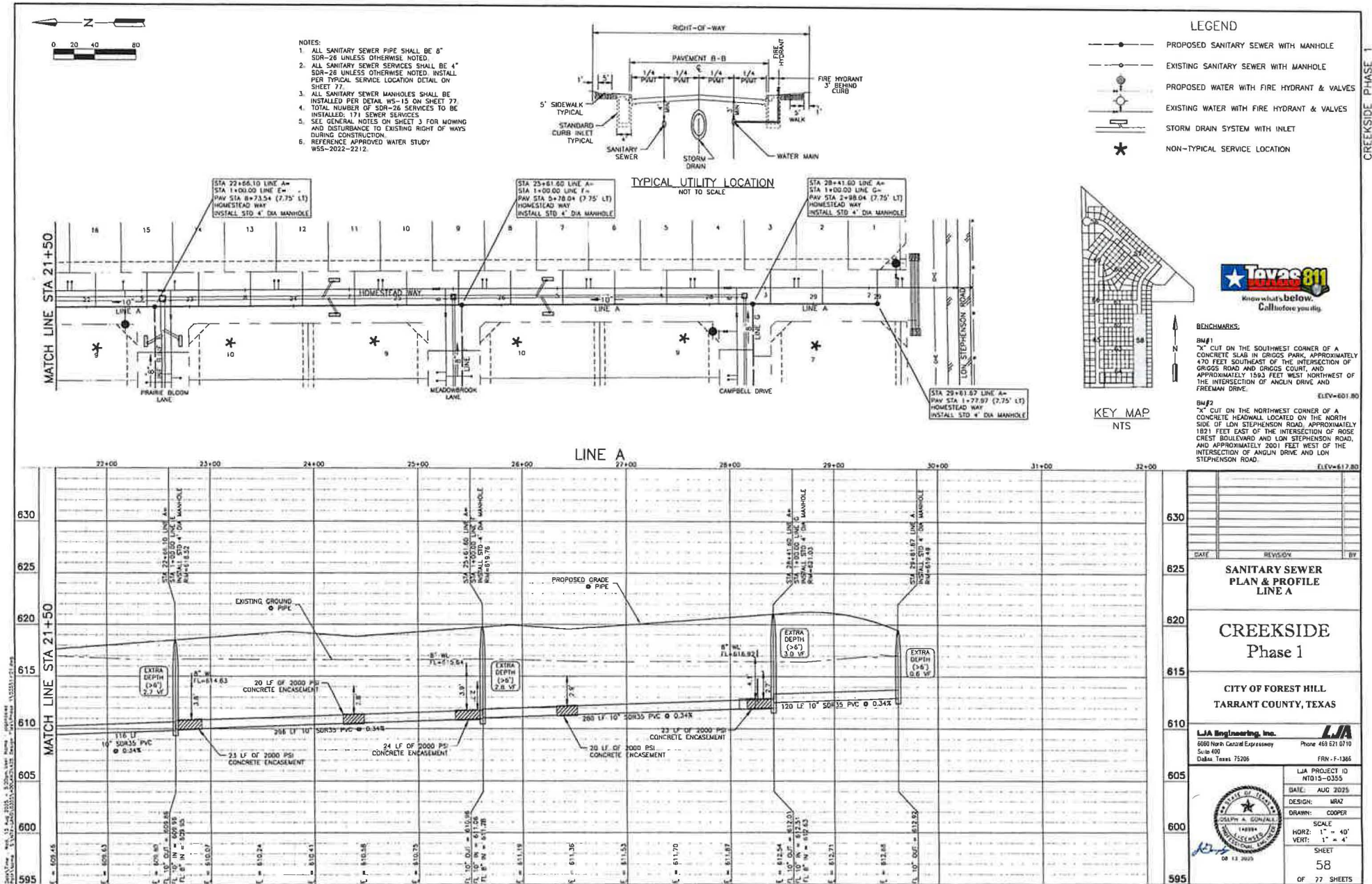
LJA
Phone 469.621.0710
FRN - F-1396

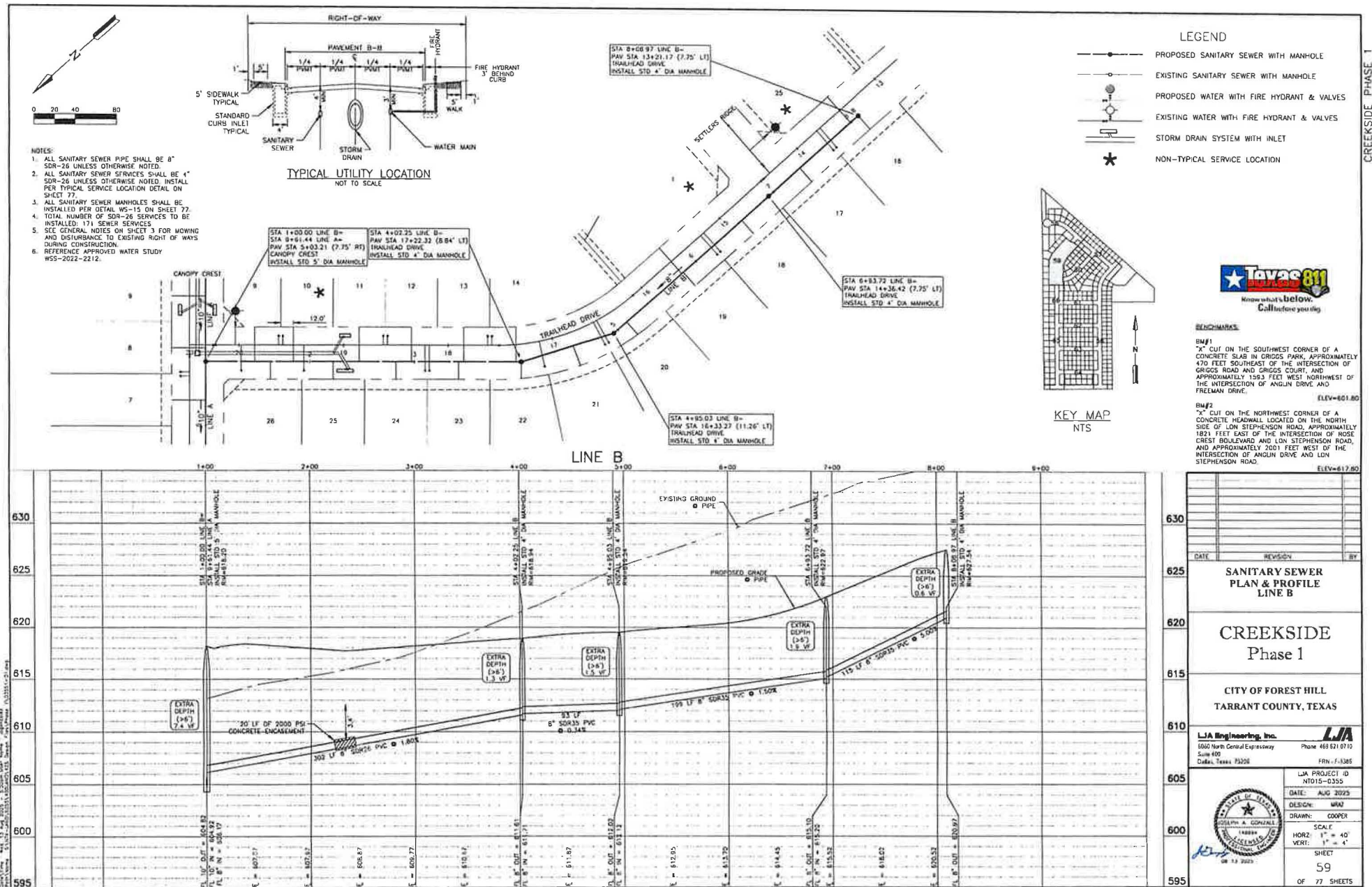


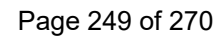
FBI Seal: DEPARTMENT OF JUSTICE, FEDERAL BUREAU OF INVESTIGATION, UNITED STATES OF AMERICA
 Text: JOSEPH A. GONZALES, 1989PP, IDENTIFIED, SPECIAL AGENT IN CHARGE
 Date: 08-13-2025
 Document Details:
 NT015-0355
 DATE: AUG 2025
 DESIGN: WRA2
 DRAWN: COOPER
 SCALE:
 HORZ: 1" = 100'
 VERT: N/A
 SHEET:
 55
 OF 77 SHEETS

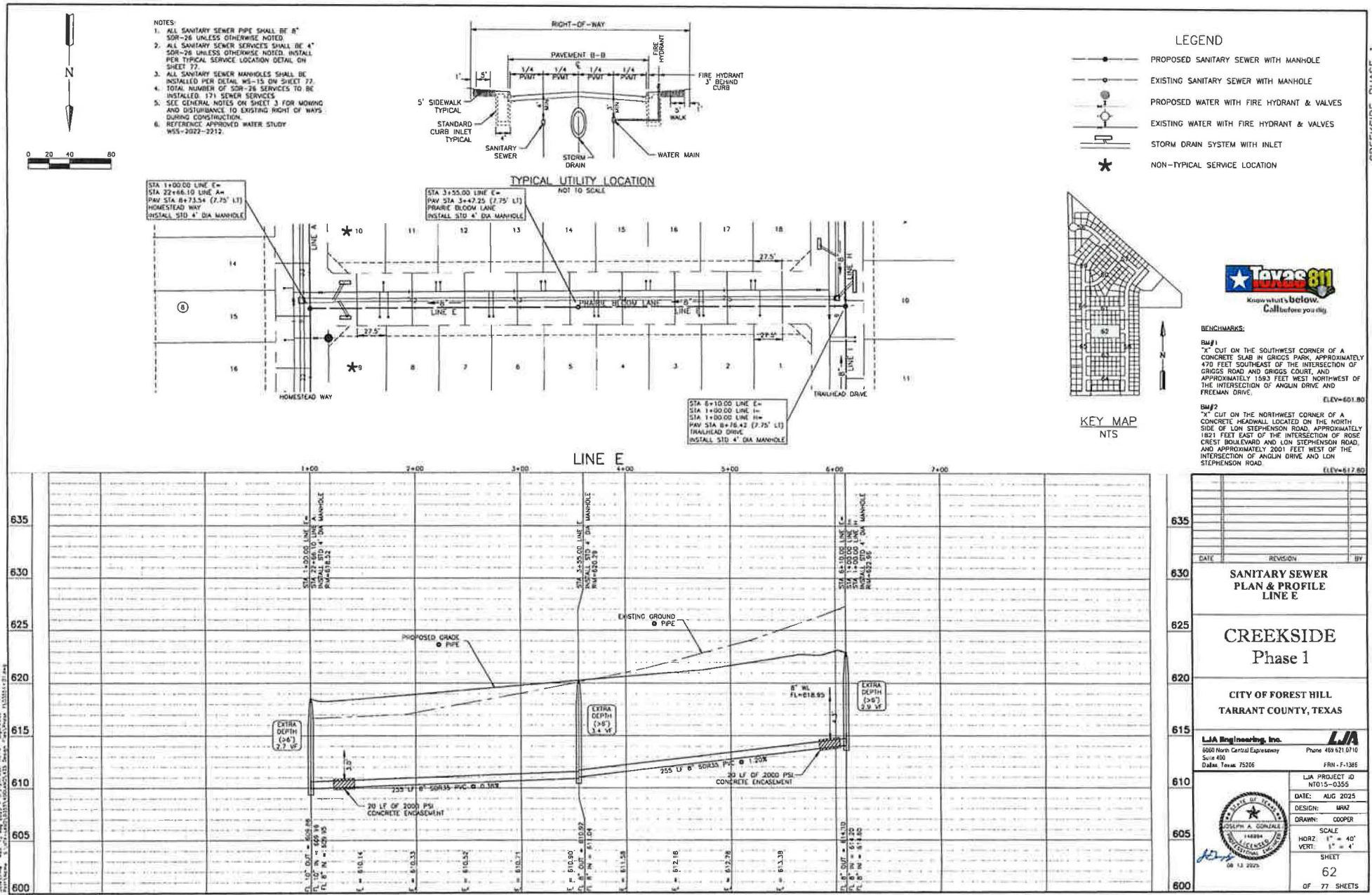


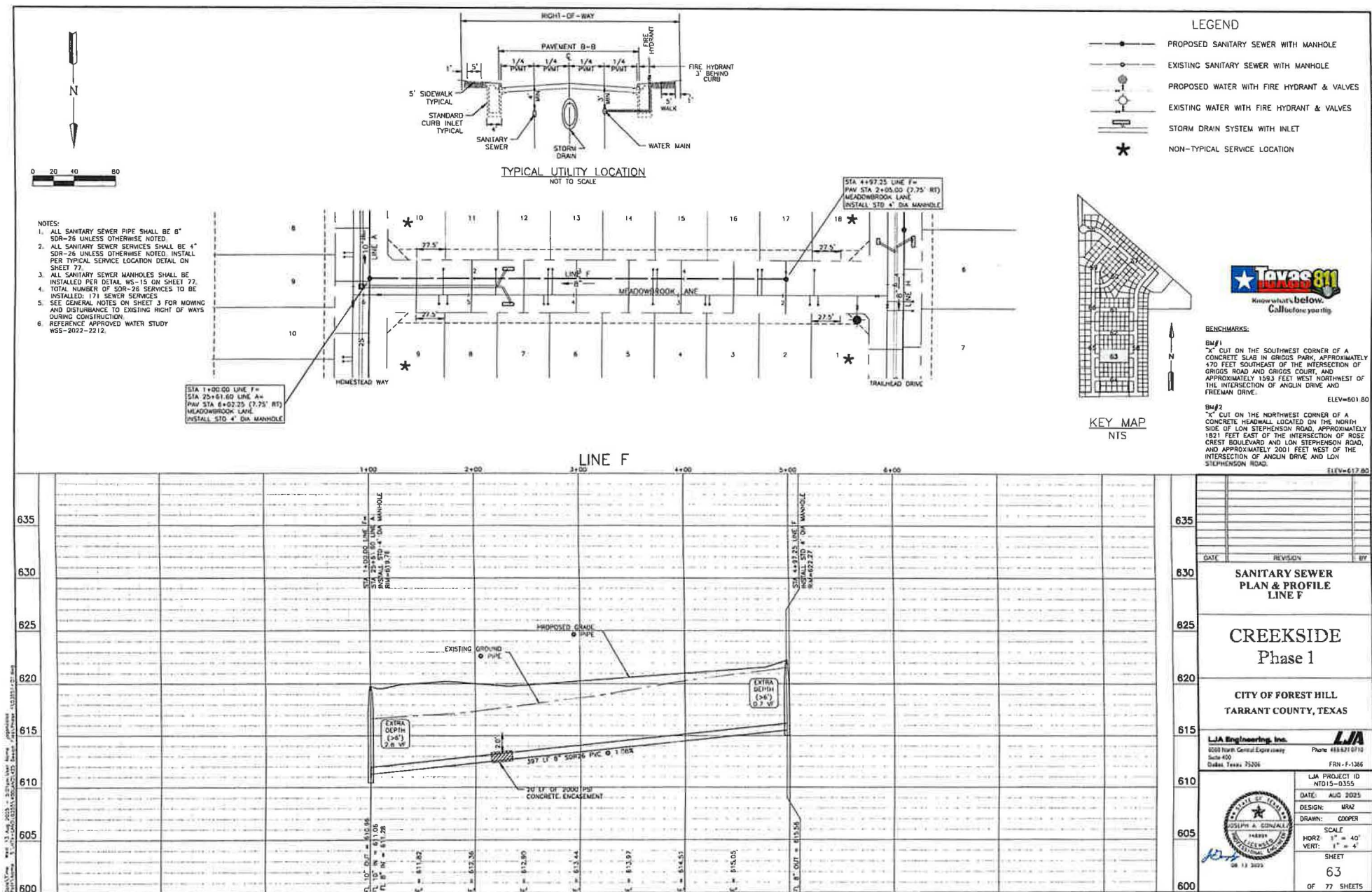


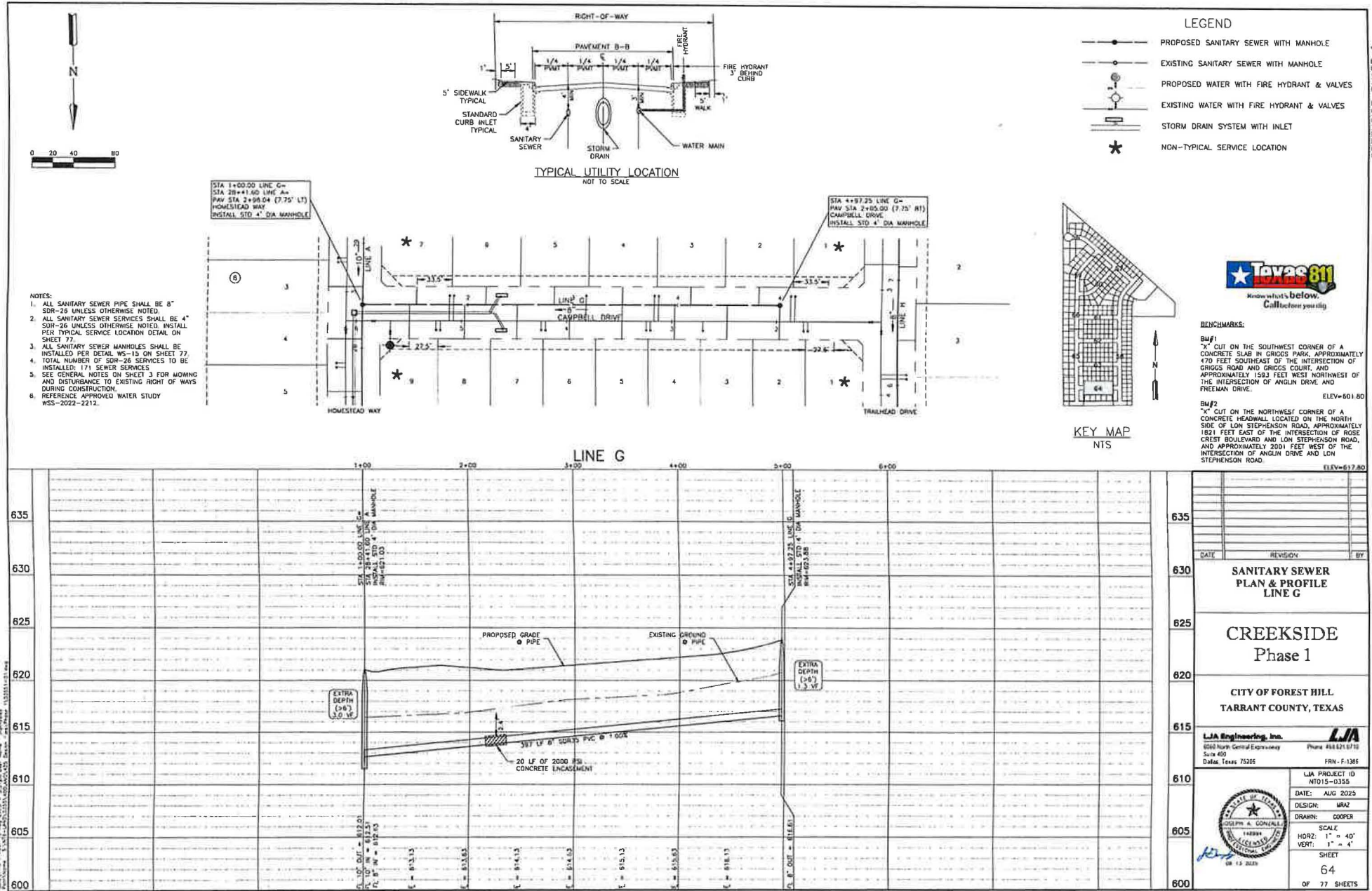


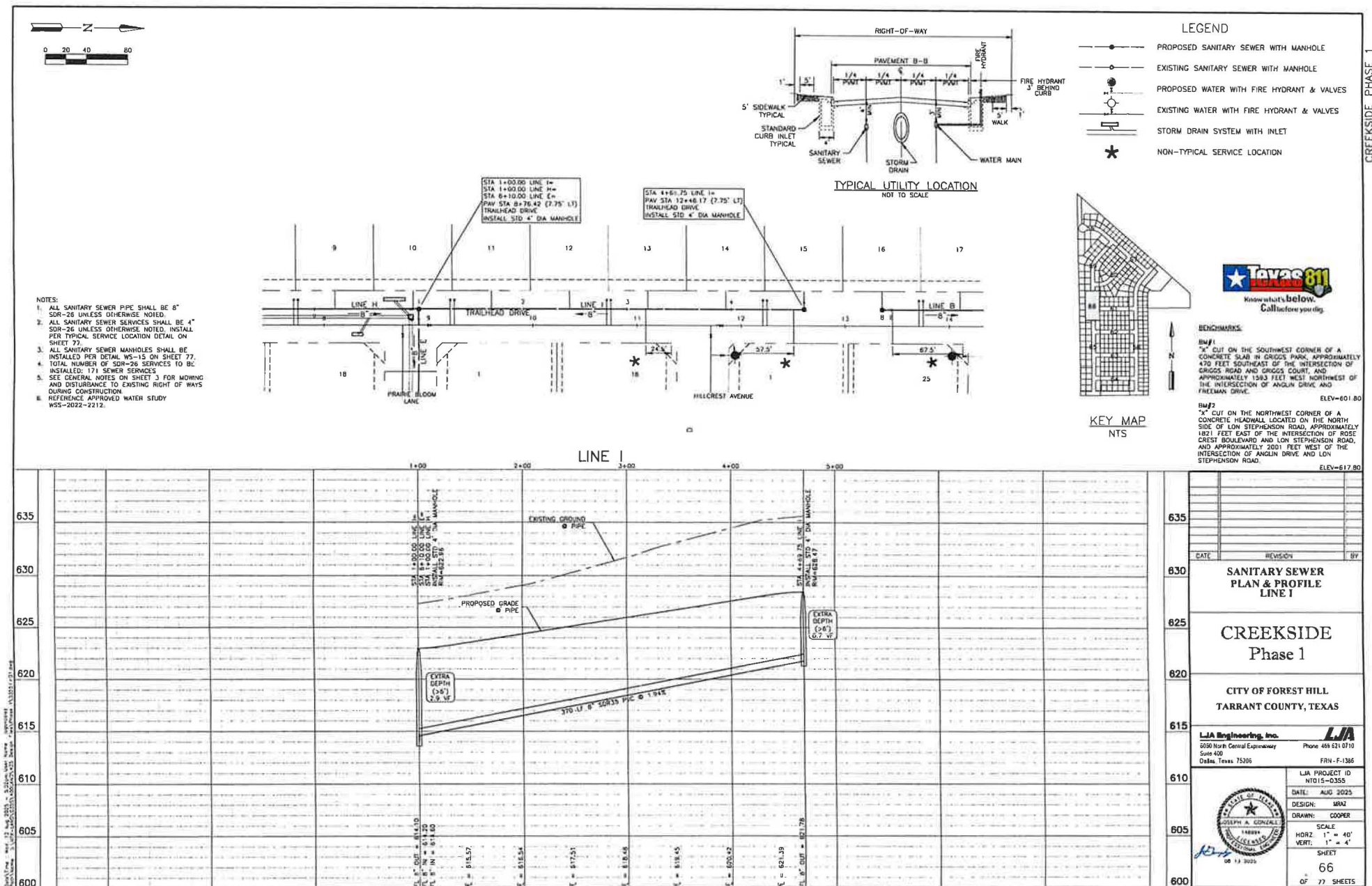


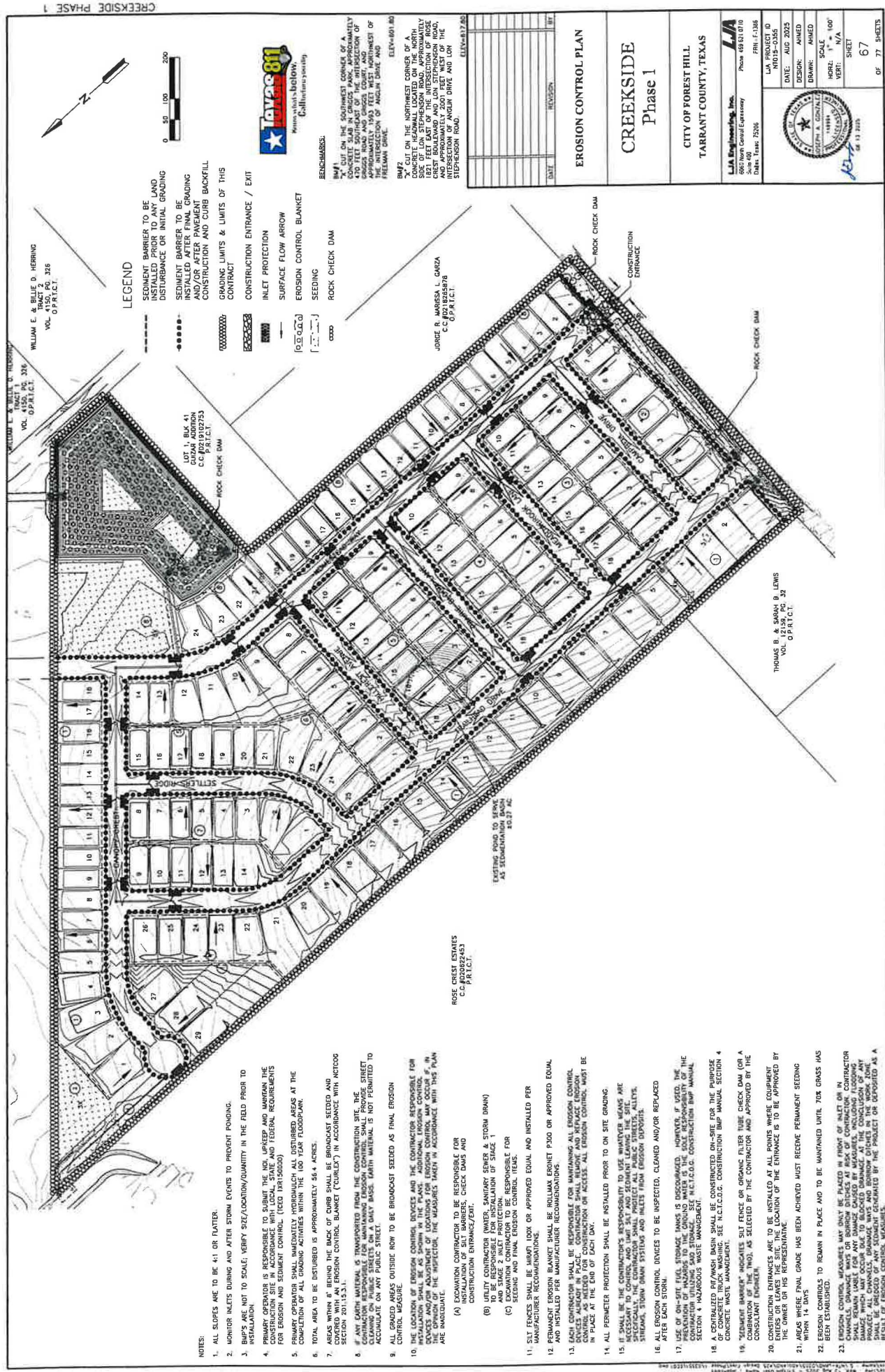






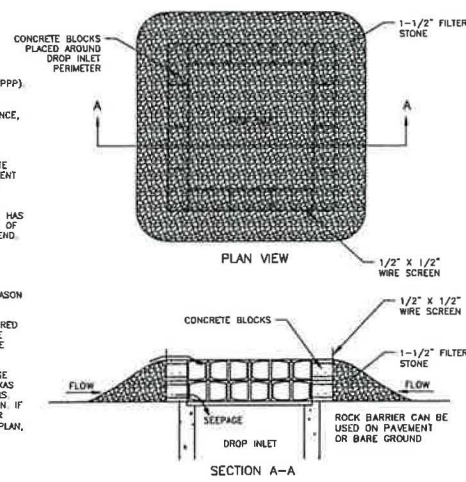






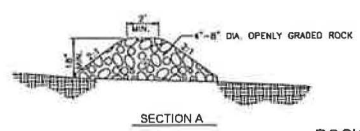
INSTRUCTIONS TO OPERATOR:

- OPERATOR SHALL:
1. ACTIVELY MAINTAIN THIS EROSION CONTROL PLAN AND THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
 2. POST SITE NOTICE AND/OR THE NOTICE OF INTENT (NOI) PROVIDED IN SWPPP AT OR NEAR THE CONSTRUCTION ENTRANCE.
 3. WRITE NAME AND DATE AT EACH LOCATION WHERE EROSION CONTROL DEVICE IS INSTALLED.
 4. SHOW ON THESE PLANS LOCATION AND WRITE NAME AND DATE OF INSTALLATION ON ALL CONSTRUCTION ENTRANCES, EQUIPMENT STORAGE LOCATIONS, MATERIAL STORAGE LOCATIONS, VEHICLE WASHES, AND SANITARY FACILITIES.
 5. WITH A HIGHLIGHTER, MARK THOSE AREAS WHERE VEGETATION HAS BEEN STRIPPED OR WHERE SOIL HAS BEEN DISTURBED. DATE OF DISTURBANCE SHALL BE PLACED IN THESE AREAS. SEE LEGEND.
 6. SOLID FILL, WITH A HIGHLIGHTER, THOSE AREAS WHERE CONSTRUCTION HAS CEASED AND PERMANENT VEGETATION IS BEING ESTABLISHED. SEE LEGEND.
 7. DATE REMOVAL OF EROSION CONTROL DEVICES AND NOTE REASON FOR REMOVAL IN THE SWPPP.
 8. CROSS OUT AND DATE ANY LOTS THAT HAVE BEEN TRANSFERRED TO A SEPARATE OPERATOR. A NOTICE OF CHANGE SHALL BE MAILED TO THE TCEQ, AND A COPY SHALL BE PLACED IN THE SWPPP.
 9. NOTIFY ENGINEER IN WRITING WHOSE SEAL APPEARS ON THESE DOCUMENTS OF ALL MODIFICATIONS AS REQUIRED BY THE TEXAS STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS PRIOR TO BEGINNING OPERATOR SHALL MAKE COPIES OF PLAN. IF CURRENT PLAN BECOMES TOO CROWDED FOR USE, OPERATOR SHALL PLACE "SEE REVISED PLAN" WITH DATE ON CURRENT PLAN, AND BEGIN TO USE A COPY FOR NEW PLAN.

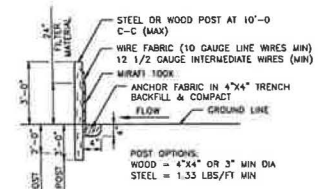
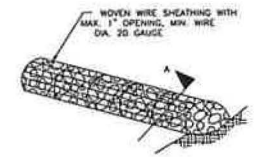


DROP INLET PROTECTION
NOT TO SCALE

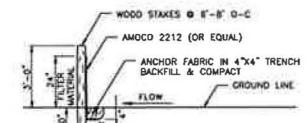
NOTE: REMOVE SILT WHEN DEPTH REACHES 6 INCHES



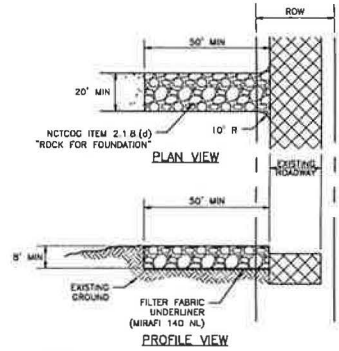
ROCK CHECK DAM
NO SCALE



TYPICAL TEMPORARY FILTER
FABRIC WITH WIRE MESH
HIGH FLOW SILT FENCE DETAIL
NOT TO SCALE



TYPICAL TEMPORARY FILTER
FABRIC WITHOUT WIRE MESH
LOW FLOW SILT FENCE DETAIL
NOT TO SCALE



- NOTES:
1. GRADE ENTRANCE TO PREVENT RUNOFF FROM LEAVING SITE.
 2. IF APPLICABLE, A TRAFFIC RATED CATTLE GUARD MAY BE USED AS A SEDIMENT TRAPPING DEVICE, STRATEGICALLY PLACED ALONG THE CONSTRUCTION ENTRANCE.
- CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



BENCHMARKS:

BM#1
"X" CUT ON THE SOUTHWEST CORNER OF A CONCRETE SLAB IN GREGGS PARK, APPROXIMATELY 470 FEET SOUTHEAST OF THE INTERSECTION OF GREGGS ROAD AND GREGGS COURT, AND APPROXIMATELY 1593 FEET WEST NORTHWEST OF THE INTERSECTION OF ANGLIN DRIVE AND FREEMAN DRIVE.
ELEV=801.80

BM#2
"X" CUT ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF LOW STEPHENSON ROAD, APPROXIMATELY 1821 FEET EAST OF THE INTERSECTION OF ROSE CREST BOULEVARD AND LOW STEPHENSON ROAD, AND APPROXIMATELY 2001 FEET WEST OF THE INTERSECTION OF ANGLIN DRIVE AND LOW STEPHENSON ROAD.
ELEV=617.80

DATE	REVISION	BY

EROSION CONTROL DETAILS

CREEKSIDE
Phase 1

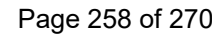
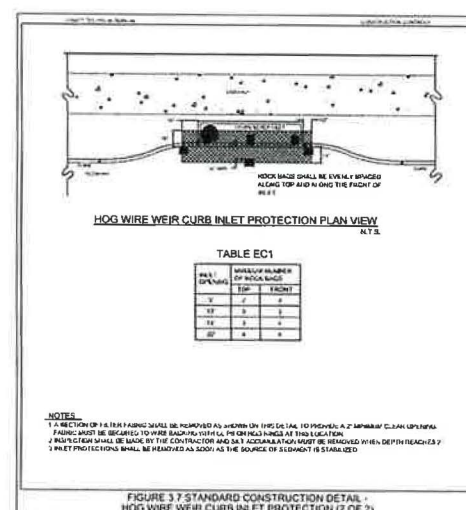
CITY OF FOREST HILL
TARRANT COUNTY, TEXAS

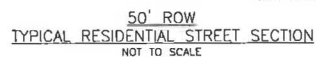
LJA Engineering, Inc.
6600 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469 621 0710
FRN - F-1385

LJA PROJECT ID
NT015-0355

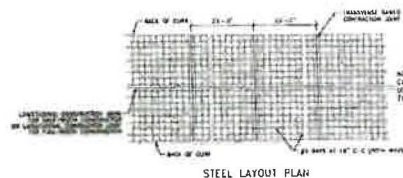
DATE: AUG 2025
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DRAWN: LJA
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HORIZ: N/A
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SHEET: 68
OF 77 SHEETS

08 13 2025



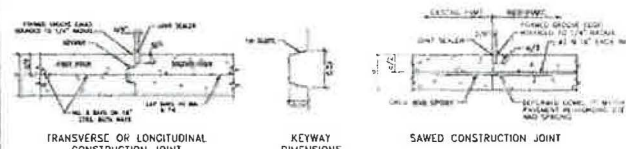


- NOTE:
1. ALL RESIDENTIAL STREETS ARE 50' ROW WITH 31' R-B, UNLESS SPECIFIED OTHERWISE.
 2. SIDEWALKS ARE TO BE CONSTRUCTED BY HOME BUILDER WITHIN RESIDENTIAL LOTS. SIDEWALKS WITHIN OPEN SPACE TO BE BUILT BY DEVELOPER.
 3. PAVEMENT DESIGN TO FOLLOW WHICHEVER IS MORE STRINGENT BETWEEN THE CITY OF FOREST HILL TYPICAL SECTION AND THE FINAL GEOTECH PAVING RECOMMENDATIONS.



NOTE: ALL CONCRETE PAVEMENT
SHALL BE CLASS "A" (PER ITEM 503).

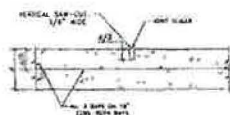
NOTE: TRANSVERSE DOWELED ISOLATION JOINTS
(OR EXPANSION JOINTS) NOT ALLOWED EXCEPT
AT INTERSECTIONS AS SHOWN ON DETAIL SD-4



TRANSVERSE OR LONGITUDINAL
CONSTRUCTION JOINT

KEYWAY
DIMENSIONS

SAWED CONSTRUCTION JOINT

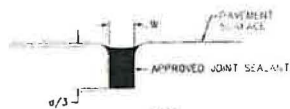


TRANSVERSE OR LONGITUDINAL
SAWED CONTRACTION JOINT.



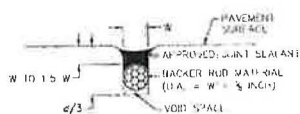
DOWELED ISOLATION JOINT

ALL ISOLATION JOINTS SHALL EXTEND THROUGH THE CURB SECTION.
THE SAW CUT OF ALL TRANSVERSE CONTRACTION JOINTS SHALL EXTEND THROUGH THE CURB SECTION.
AT ALL TRANSVERSE CONTRACTION JOINTS, THE CURB SECTION SHALL BE SAW-CUT.



- NOTE:
1. d = THICKNESS OF PAVEMENT
2. SEALANT MATERIAL SHALL BE
TESTED FOR ITS CURRENT AND
APPROVED TENSILE STRENGTH
AND JOINT SEALING
3. SEALANT MATERIAL SHALL BE
CLASS 5
4. CLEAN JOINT OPENING PRIOR

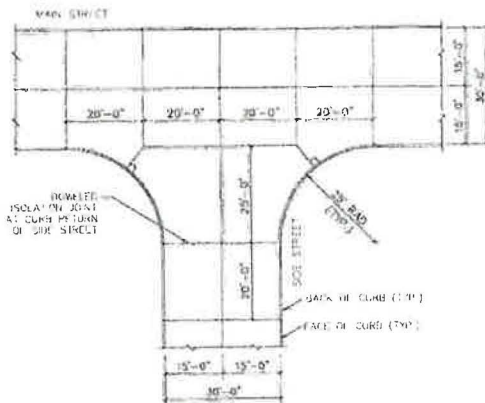
HOT POURED JOINT SEALANT



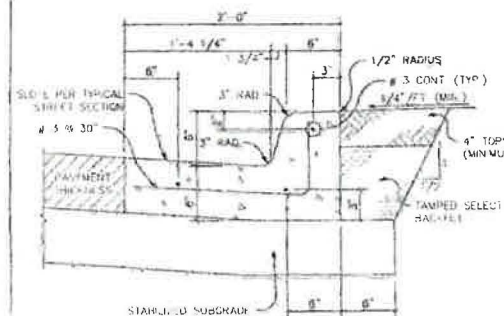
- NOT:
1. t = THICKNESS OF PAVEMENT
 2. SEALANT MATERIAL SHALL BE
LISTED ON THE CURRENT AND
APPROVED TPOD PREQUALIFIED
JOINT SEALER LIST
 3. SEALANT MATERIAL SHALL BE
TPOD CLASS B
 4. CLEAN JOINT DURING PRIOR
TO SEALING

SILICONE JOINT SEALANT (COLD POUR)

ALL PAVEMENT JOINTS ARE EITHER CONTRACTION OR CONSTRUCTION JOINTS. (SEE 207.01 FOR FURTHER DISCUSSION)



NOTE: AT A FOUR-WAY INTERSECTION, DOWNWARD GO: ARROW
ON THE SHALL BE LOCATED ACROSS THE MAIN STIPES OF THE
DOWNWARD SIDES OF THE INTERSECTION. AT THE CORNER, THE

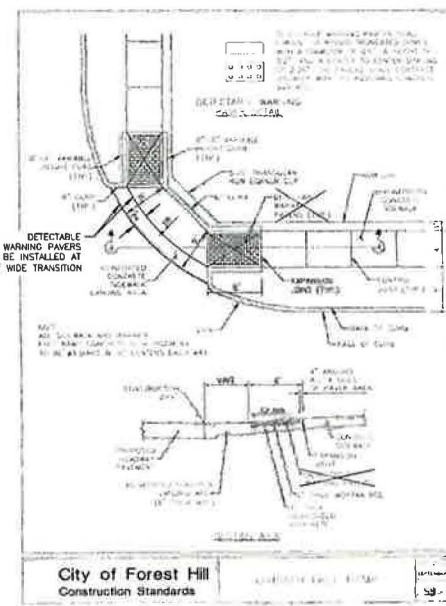
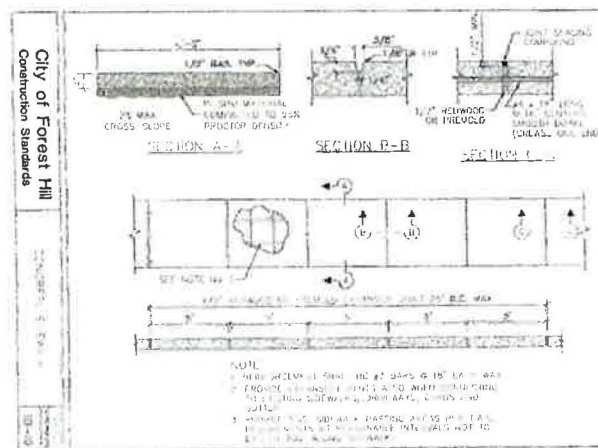
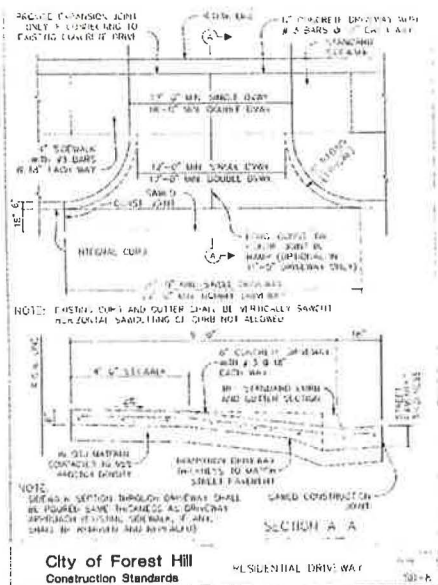


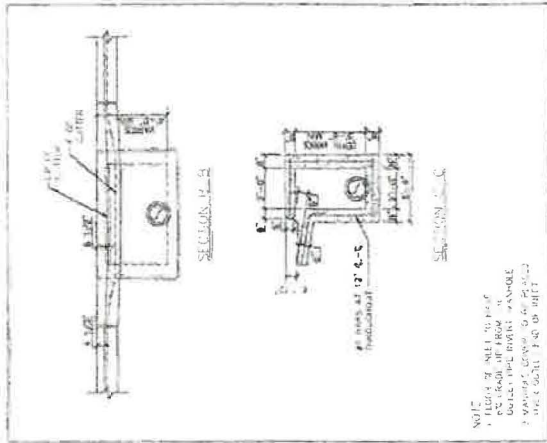
STABILITY SUBGROUPS

City of Forest Hill
Construction StandardsCity of Forest Hill
Construction StandardsCity of Forest Hill
Construction Standards

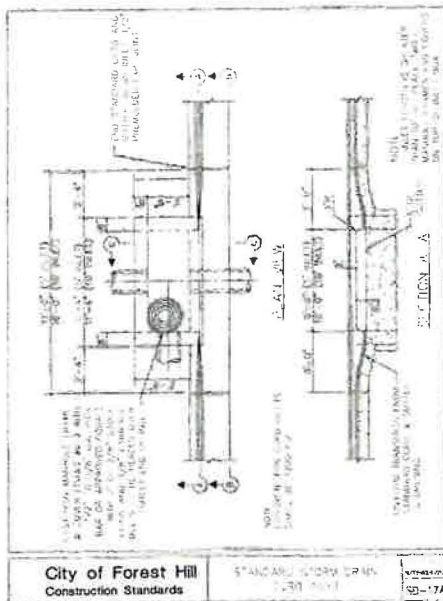
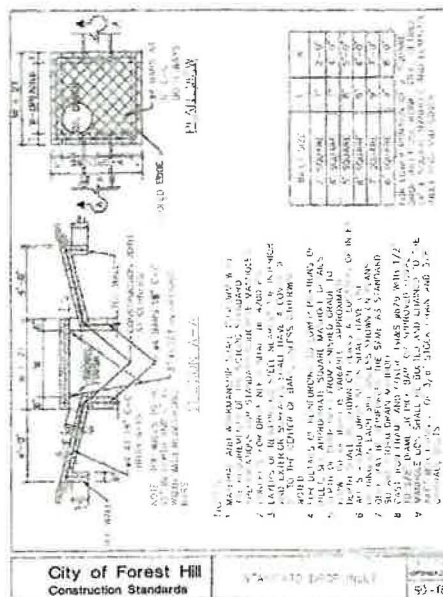
STANDARD 6" CURB
AND 18" GUTTER

Page 259 of 270

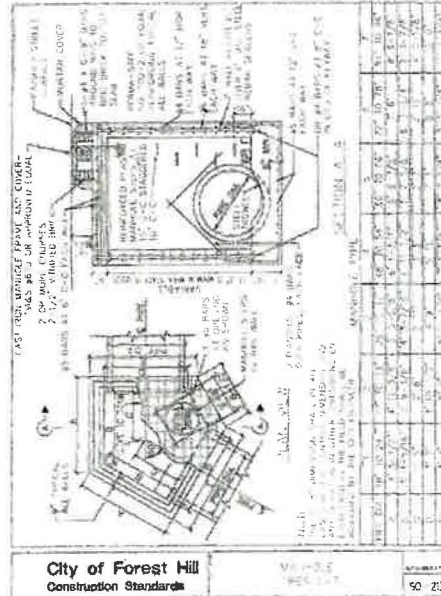
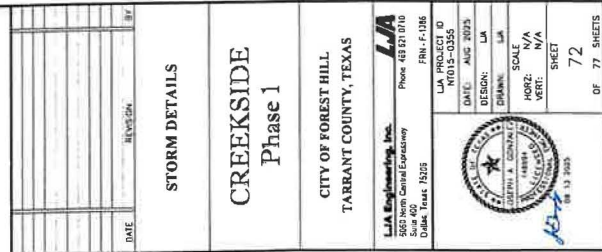
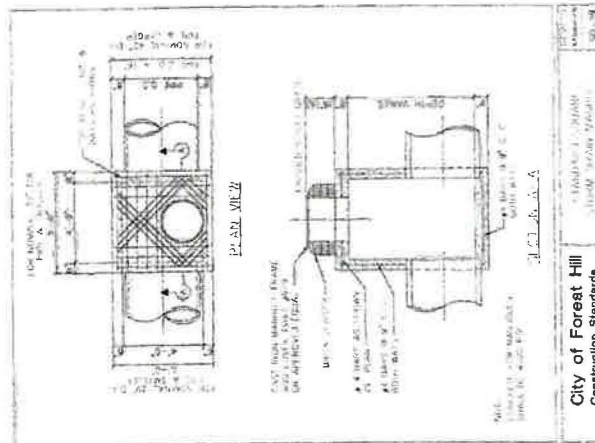
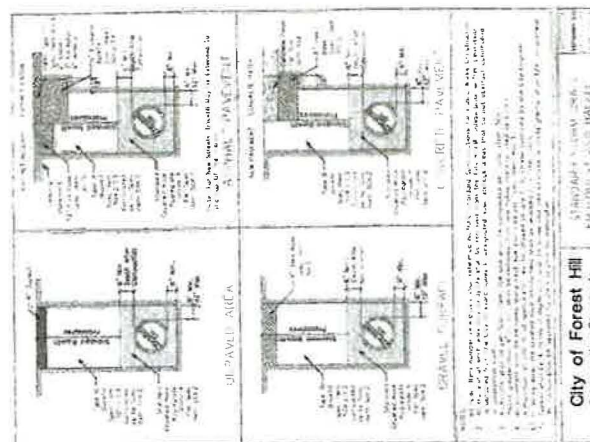
Page 260 of 270

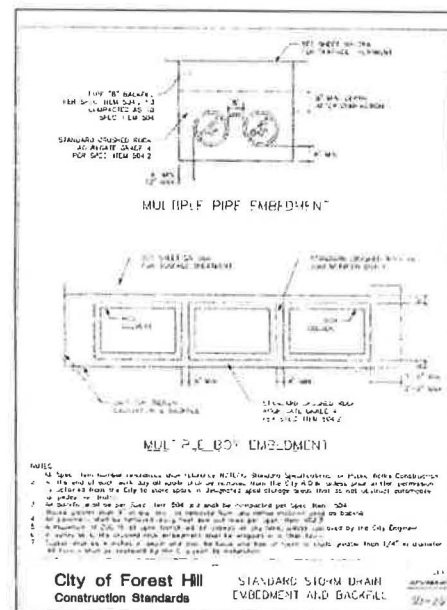
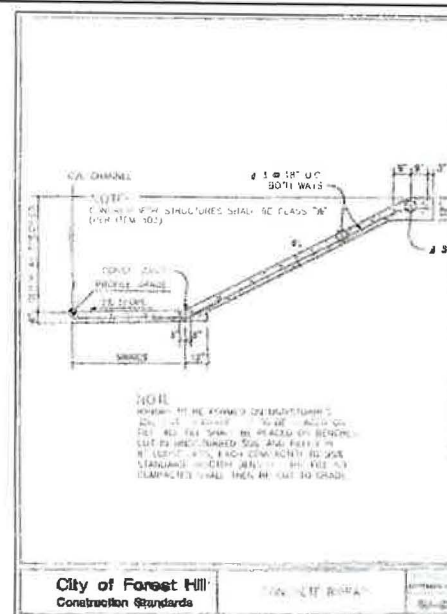
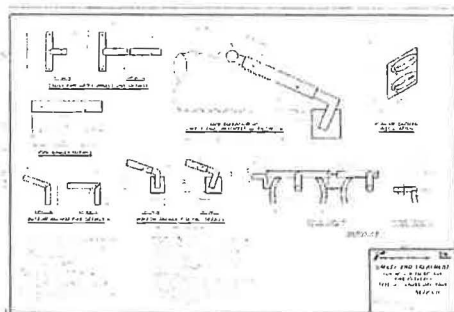
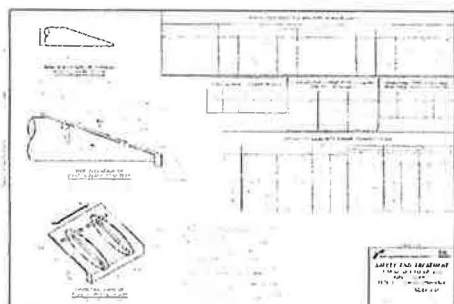


City of Forest Hill
Construction Standards

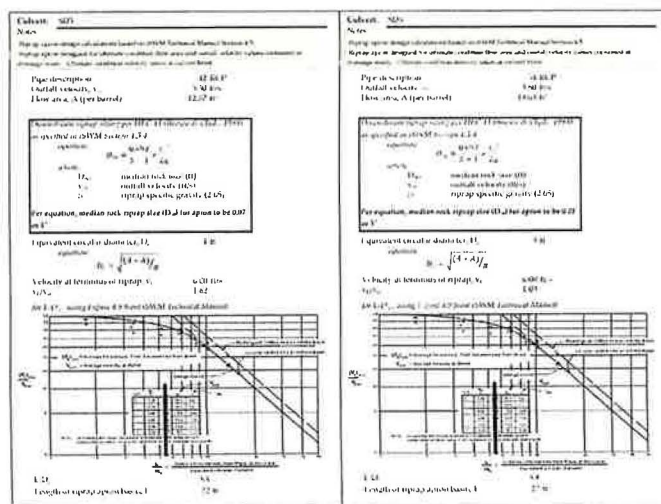
City of Forest Hill
Construction Standards

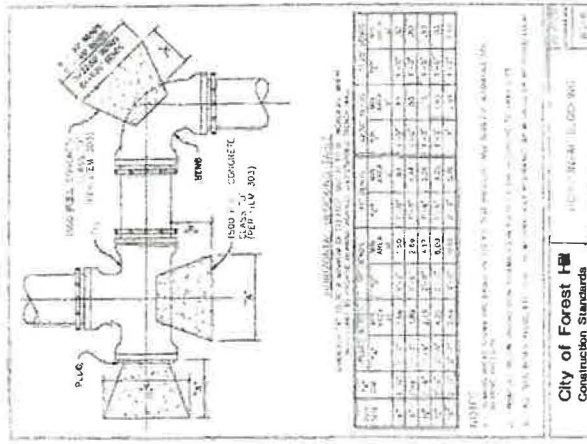
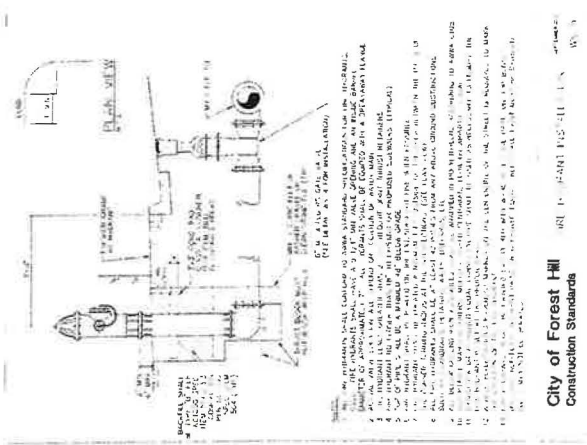
City of Forest Hill Construction Standards

City of Forest Hill
Construction StandardsCity of Forest Hill
Construction StandardsCity of Forest Hill
Construction Standards

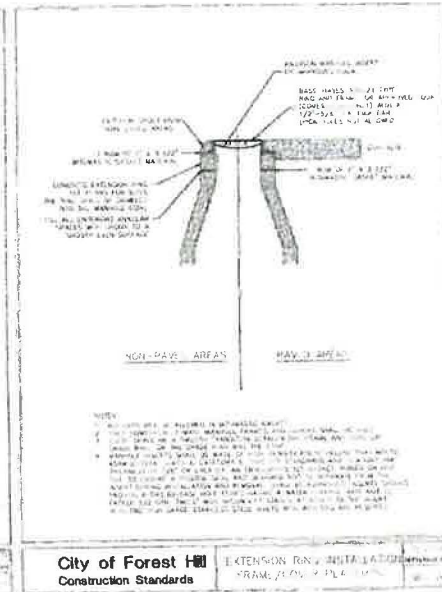
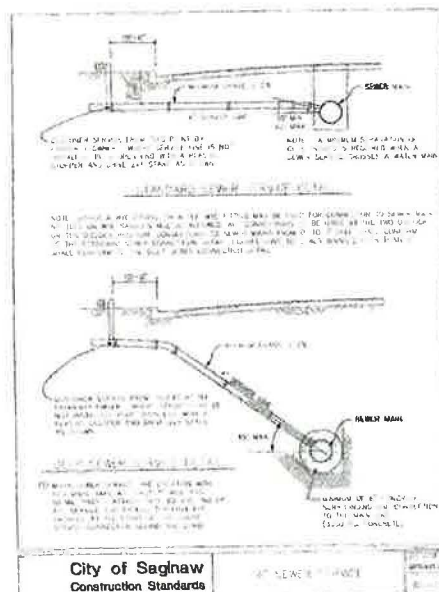
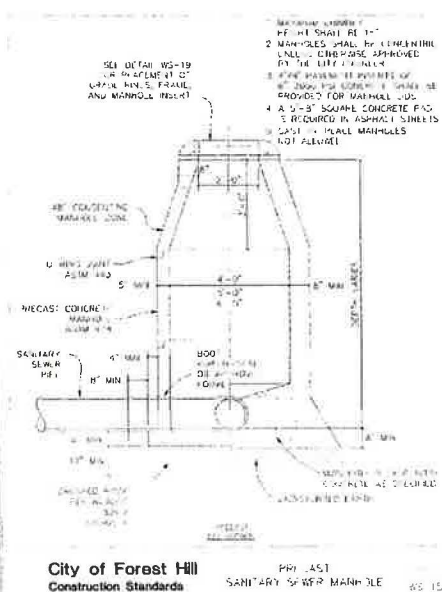
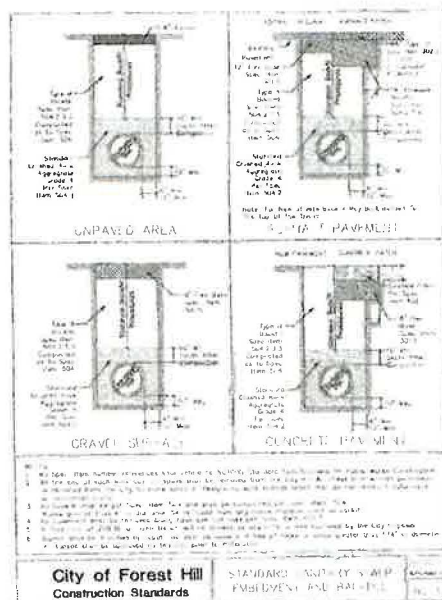


DATE	REVISION
STORM DETAILS CREEKSIDE Phase 1 CITY OF FOREST HILL TARRANT COUNTY, TEXAS	
LJA Engineering, Inc. 5050 North Central Expressway Suite 400 Dallas, Texas 75205 LJA Phone 469 621 0710 FAX 469 621 0709	
  08 13 2025	
LJA PROJECT ID NT015-0355 DATE: AUG 2025 DESIGN: WRA2 DRAWN: WRA2 SCALE: HORIZ: N/A VERT: N/A SHEET 73 OF 72 SHEETS	

Page 263 of 270

[illegible]

[illegible]



DATE _____ REVISION _____ SHEET NO. _____ OF _____

SANITARY SEWER DETAILS

CREEKSIDE

Phase 1

CITY OF FOREST HILL TARRANT COUNTY, TEXAS

LJA Engineering, Inc. 6950 North Central Expressway Suite 400 Dallas, Texas 75205	 Phone 469-821-0710 FRN - F-1386
---	--

	LIA PROJECT ID: NIG15-N-0355
	DATE: AUG 2025
	DESIGN: LA
	DRAWN: LA
	HORIZ: N/A
	VERT: N/A
	SCALE:
	SHEET
	77
	OF 77 SHEETS

DR 13 2025

Operations & Maintenance Manual

Creekside

Forest Hill, TX

Maintenance Requirements

Table 22.1 Typical Maintenance Activities for Ponds (Source: WMI, 1997)	
Activity	Schedule
• Clean and remove debris from inlet and outlet structures. • Mow side slopes. • Check visually for illegal dumping or other pollutants.	Monthly
• If wetland components are included, inspect for invasive vegetation.	Semiannual Inspection
• Inspect for damage, paying particular attention to the control structure. • Check for signs of eutrophic conditions. • Note signs of hydrocarbon build-up, and remove appropriately. • Monitor for sediment accumulation in the facility and forebay. • Examine to ensure that inlet and outlet devices are free of debris and operational. • Check all control gates, valves or other mechanical devices. • Check downstream face of dam for seepage (earth and concrete), settling (earth) and cracking (concrete).	Annual Inspection
• Repair undercut or eroded areas.	As Needed
• Perform wetland plant management and harvesting.	Annually (if needed)
• Remove sediment from the forebay.	5 to 7 years or after 50% of the total forebay capacity has been lost
• Monitor sediment accumulations, and remove sediment when the pool volume has become reduced significantly, or the pond becomes eutrophic.	10 to 20 years or after 25% of the permanent pool volume has been lost

Additional Maintenance Considerations and Requirements

- A sediment marker should be located in the forebay to determine when sediment removal is required.
- Sediments excavated from stormwater ponds that do not receive runoff from designated hotspots are not considered toxic or hazardous material and can be safely disposed of by either land application or landfilling. Sediment testing may be required prior to sediment disposal when a hotspot land use is present.
- Periodic mowing of the pond buffer is only required along maintenance rights-of-way and the embankment. The remaining buffer can be managed as a meadow (mowing every other year) or forest.
- Care should be exercised during pond drawdowns to prevent downstream discharge of sediments, anoxic water, or high flows with erosive velocities. The approving jurisdiction should be notified before draining a stormwater pond.

Regular inspection and maintenance is critical to the effective operation of stormwater ponds as designed. Maintenance responsibility for a pond and its buffer should be vested with a responsible authority by means of a legally binding and enforceable maintenance agreement that is executed as a condition of plan approval.

Reference Section 22.7 Inspection and Maintenance Requirements found in ISWM Technical Manual Site Development Controls

Inspection Form

Date: _____

Time: _____

Inspector Name: _____

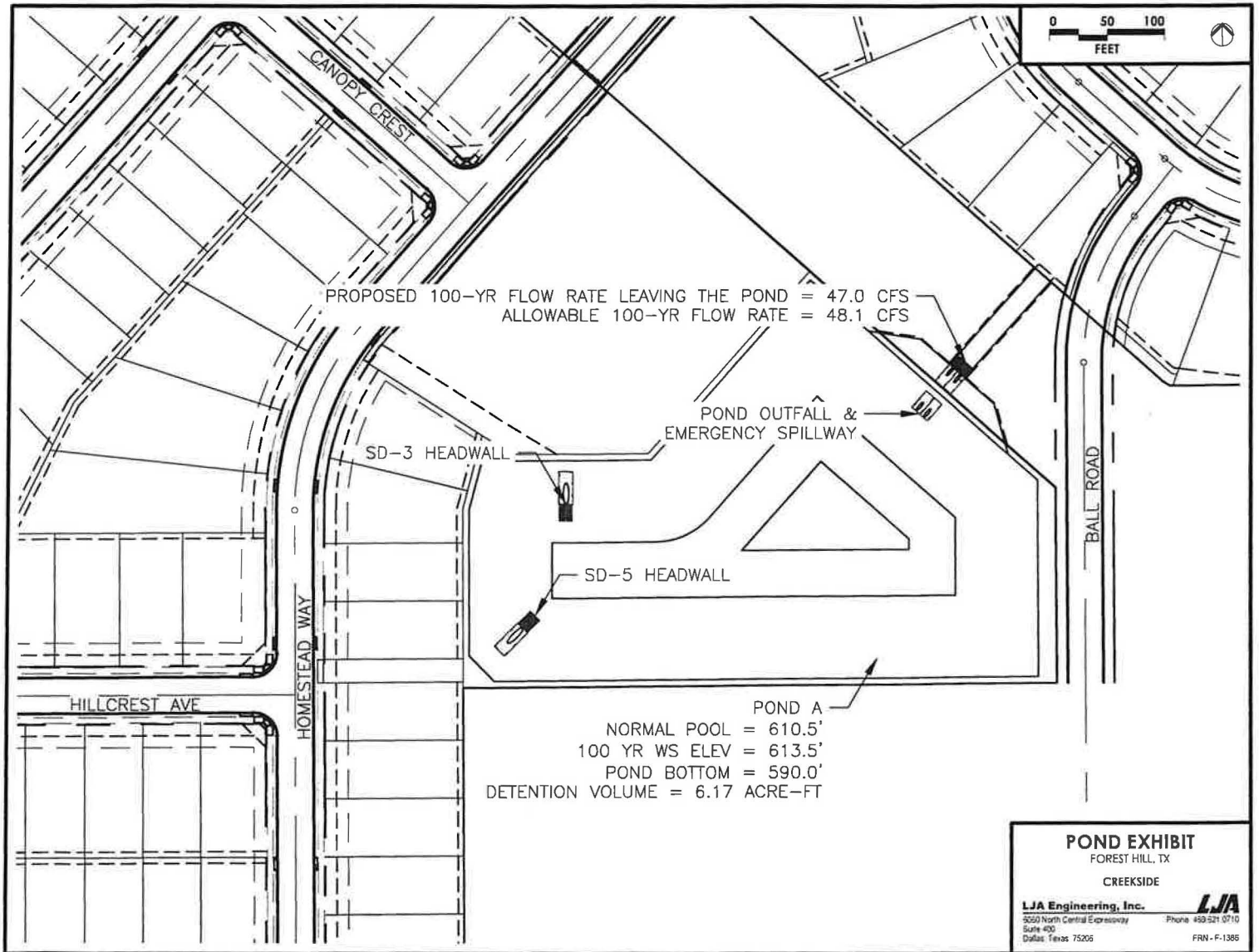
Location: _____

Tasks Preformed

- ☐ Clean and remove debris from inlet and outlet structures
- ☐ Mow side slopes
- ☐ Check visually for illegal dumping or other pollutants
- ☐ If wetland components are included, inspect for invasive vegetation
- ☐ Inspect for damage, paying particular attention to the control structure
- ☐ Check for signs of eutrophic conditions
- ☐ Note signs of hydrocarbon buildup, and remove appropriately
- ☐ Monitor for sediment accumulation in the facility and forebay
- ☐ Examine to ensure that inlet and outlet devices are free of debris and operational
- ☐ Check all control gates, valves, and mechanical devices
- ☐ Deck downstream face of dam for seepage (earth and concrete), settling (earth) and cracking (concrete)
- ☐ Repair undercut and eroded areas
- ☐ Perform wetland plant management and harvesting
- ☐ Remove Sediment from the forebay
- ☐ Monitor sediment accumulations and remove sediment when the pool volume has become reduced significantly, or the pond becomes eutrophic.

Notes:

Inspector Signature: _____



POND EXHIBIT

FOREST HILL, TX

CREEKSIDE

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