



**Coombs Land Surveying, Inc.**  
P.O. Box 6160 Fort Worth, Texas 76115  
Office (817) 920-7600  
Email: [ron.coombs@sbcglobal.net](mailto:ron.coombs@sbcglobal.net)

July 13, 2023

Mr. Don Boren, Chairman  
City Plan Commission  
Fort Worth City Hall  
c/o Ms. Lynn Jordan  
1000 Throckmorton Street  
Fort Worth, Texas 76102

RE: FS-23-139 (Lot 1, Block 1, Modern Merchants Addition)

Dear Chairman Boren,

On behalf of our client, Modern Merchants, LLC, we respectfully request a waiver from the Subdivision Ordinance Section 31-103(5)(d) which states "lots served by conventional septic or aerobic sanitary disposal systems shall have a contiguous land area not less than one acre (net) in size, exclusive of 100-year floodplain, drainage easements and features, access easements and street right-of-way. Contiguous gross and net land area calculations shall be shown on and for each lot on the plat."

The owner's property is 0.910 acre and with the right-of-way dedication required to meet the City's current Thoroughfare Plan, the acreage will be reduced to 0.850 acre. The owner has received his OSSF letter from Tarrant County Public Health – Environmental Health division supporting the 0.850 -acre lot. Without the requested waiver, the property would be unbuildable without purchasing additional land.

Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ron Coombs', is written over a horizontal line.

Ron Coombs, R.P.L.S., President  
Coombs Land Surveying, Inc.

CC: Arman Aghlani