



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

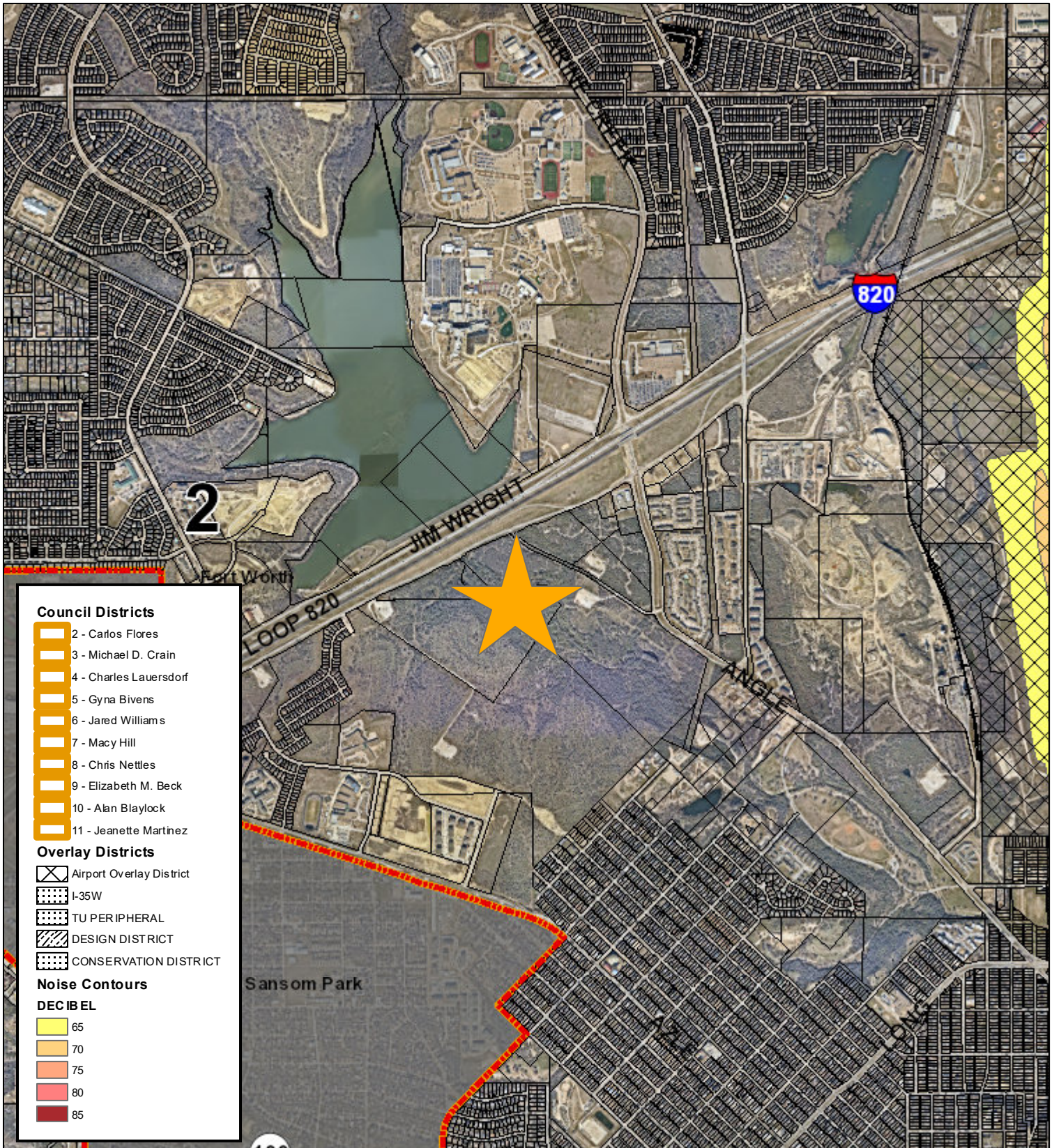
Aerial Photo Map



0 650 1,300 2,600 Feet



Area Map

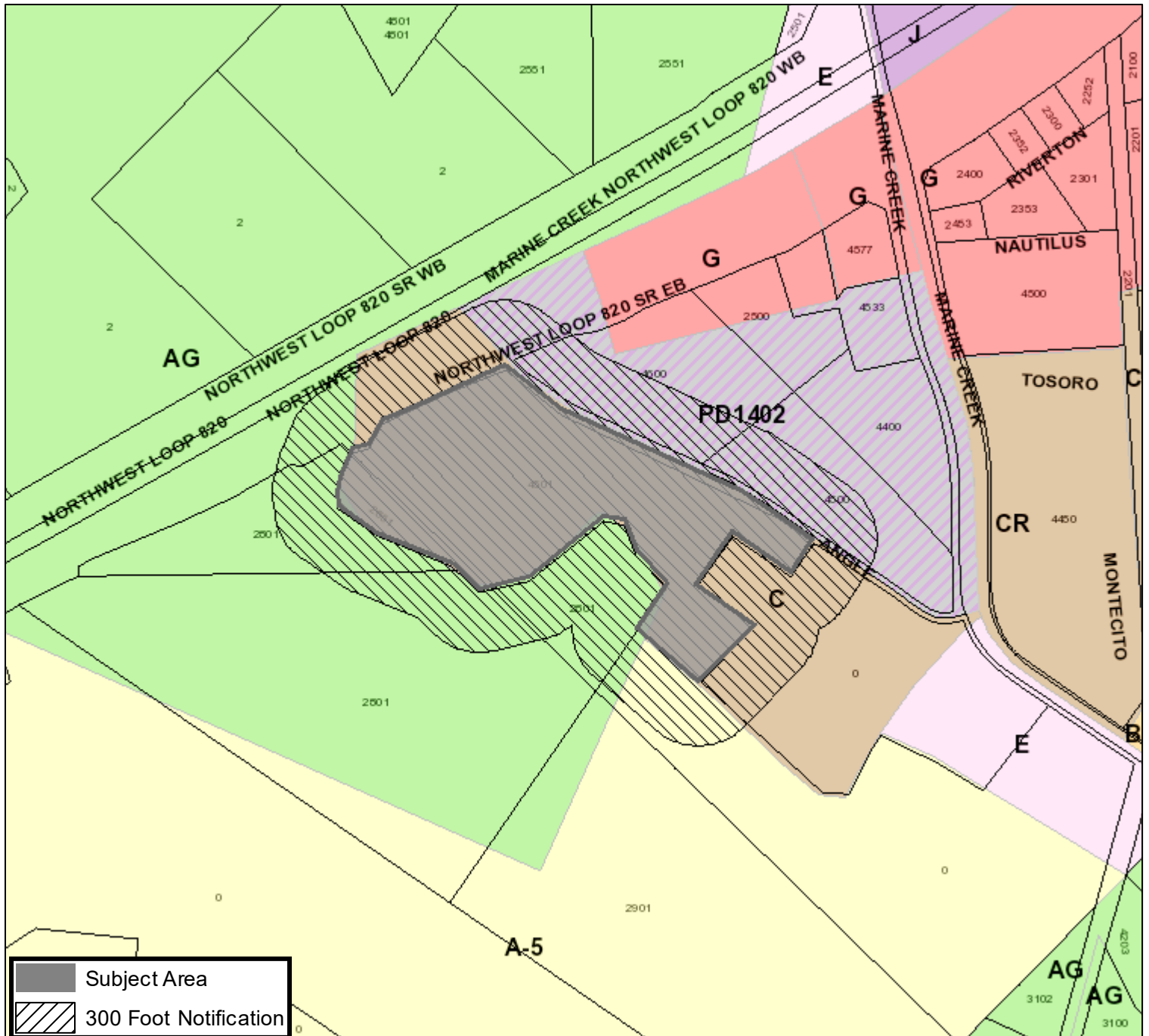




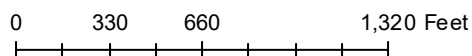
ZC-25-001

Area Zoning Map

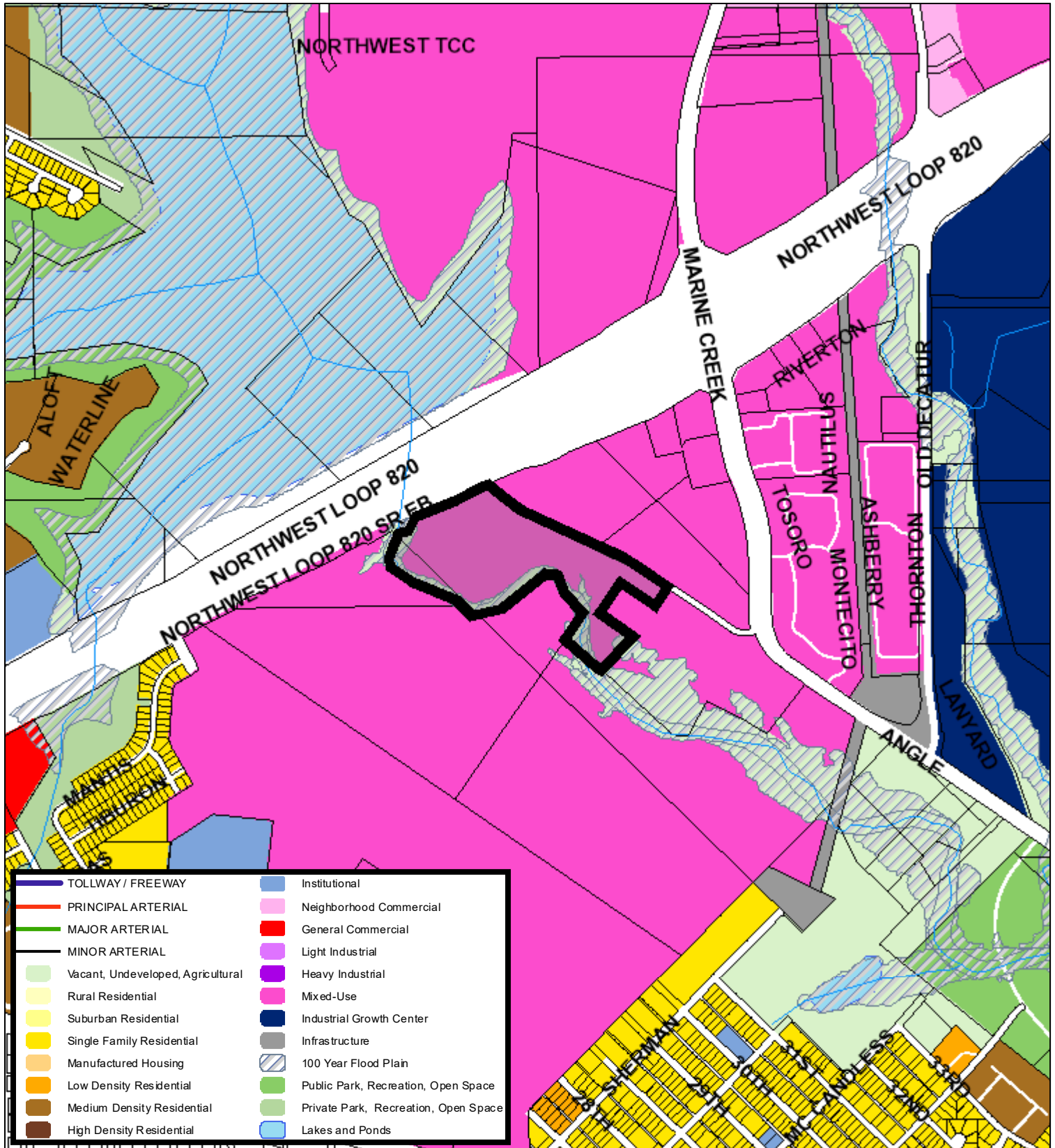
Applicant: Mrine Landings, LLC/ Jeff Landon
 Address: 4501 Angle Ave/2851 NW Loop 820
 Zoning From: C
 Zoning To: PD/J removing certain uses
 Acres: 31.19724198
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 2/12/2025
 Contact: 817-392-8190



	Subject Area
	300 Foot Notification



Future Land Use



1,000 500 0 1,000 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER MARINE LANDINGS, LLC

Mailing Address 12895 SW 132ND STREET City, State, Zip MIAMI, FL 33186

Phone 786-688-4214 Email _____

APPLICANT JEFF LANDON

Mailing Address 801 CHERRY STREET, SUITE 1300, UNIT 11 City, State, Zip FORT WORTH, TX 76102

Phone 817-900-8530 Email JEFF.LANDON@KIMLEY-HORN.COM

AGENT / OTHER CONTACT TAYLOR MITCHAM

Mailing Address 1280 E. LEVEE STREET City, State, Zip DALLAS, TX 75207

Phone 817-994-9806 Email TMITCHAM@CREATIONEQUITY.COM

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 4501 ANGLE AVE, FORT WORTH, TX

Total Rezoning Acreage: 31.338 AC I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 31.338 AC acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): C - MEDIUM DENSITY MULTIFAMILY Proposed Zoning District(s): PD (base J- Medium Industrial)

Current Use of Property: VACANT

Proposed Use of Property: INDUSTRIAL FACILITIES

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: J - MEDIUM INDUSTRIAL

Land Uses Being Added or Removed: Waste related/ agricultural/ accessory uses

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

1. Minimum landscape setback from angle avenue of 10 feet.
2. Minimum landscape setback from I-820 frontage road of 10 feet.
3. The subject property may be developed in phases.

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

PROPOSED 3-BUILDING INDUSTRIAL FACILITY DEVELOPMENT, ±345,000 BUILDING SQUARE FEET.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)**

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

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

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.


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

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

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

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Signed by: 
9BDBDAEFB85C45B...

Owner's Signature (of the above referenced property): _____

Owner's Name (Printed): CARLOS E. GONZALEZ _____

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) JEFF LANDON (KIMLEY-HORN) ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY: 4501 ANGLE AVE, FORT WORTH, TX; refer to Metes & Bounds provided (CERTIFIED LEGAL DESCRIPTION) KIRBY, JOSEPH SURVEY Abstract 907 Tract 2D02

Signed by: 
9BDBDAEFB85C45B...

Owner's Signature (of the above referenced property) _____

CARLOS E. GONZALEZ _____

Owner's Name (Printed) _____

12/18/2024 | 5:25 PM EST



Applicant or Agent's Signature _____

JEFF LANDON _____

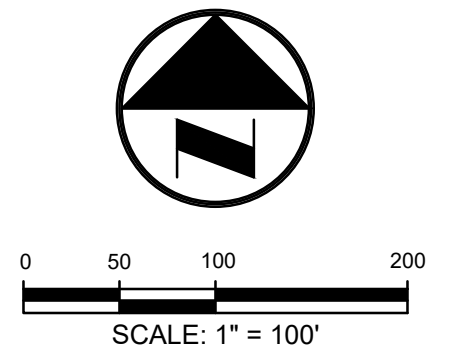
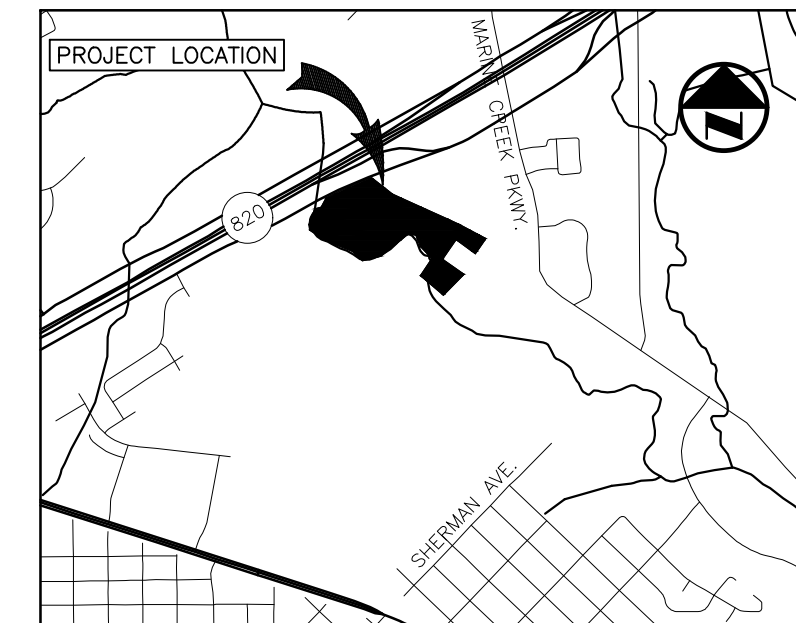
Applicant or Agent's Name (Printed): _____

NUMBER	BEARING	DISTANCE
L1	N 47°30'27" W	23.79'
L2	N 79°54'50" W	96.85'
L3	N 55°57'50" W	220.30'
L4	N 06°33'50" W	70.01'
L5	N 14°35'36" E	68.74'
L6	N 23°20'14" E	146.57'
L7	N 74°57'10" E	80.01'
L8	N 28°51'47" E	129.20'
L9	N 68°52'58" E	37.51'

$\Delta = 5^\circ 58' 29''$
 $R = 5699.58'$
 $65^\circ 31' 41''$ E
 $CD = 594.07'$
 $L = 594.34'$

1/2-INCH IRON ROD FOUND
P.O.B.

LEGEND	
— GAS	U/G GAS LINE MARKER
— OV	GAS VALVE
—	GUY WIRE
—	POWER POLE
— SS	SANITARY SEWER MANHOLE
—	WELL HEAD
— WTR	U/G WATER LINE MARKER
—	WATER VAULT
—	WATER VALVE
—	5/8-INCH IRON ROD W/BGE
—	CAP SET
—	MONUMENT OF RECORD DIGNITY
—	INST. DOCUMENT
—	NO. NUMBER
—	PG. PAGE
—	P.O.B. POINT OF BEGINNING
—	SL. SLIDE
—	VOL. VOLUME
—	PROPERTY LINE
—	EASEMENT LINE
—	OVERHEAD ELECTRIC LINE



GENERAL NOTES:

- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X, Zone X (Shaded), and Zone AE as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0160K with Map Revised September 25, 2009.
 Zone X - Areas determined to be outside the 0.2% annual chance floodplain
 Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood
 Zone AE - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - Base flood elevations determined
- The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
- Fences depicted hereon are based on locations measured in the field; the dimensioned ties shown are at those particular locations labeled only, the fence lines may meander between said measured locations.
- This survey was prepared with the aid of a title commitment. A thorough search of county public deed records was performed for easements, rights-of-way, limitations, restrictions, or encumbrances. The surveyor did not abstract the property and any valid claim that may affect, restrict, or otherwise encumber subject tract not found or shown hereon shall not create liability on the part of the Surveyor. This survey was made relying upon that certain commitment for title insurance issued by Fidelity National Title Insurance Company under G.F. No. FTDAL-34-900342100816-CK, effective date of September 30, 2021 and issued date of October 14, 2021.
- Approximate location of Fort Worth and Azle Road (60-foot wide public road) recorded in Volume 7, Page 472 of the County Commissioners Court Records of Tarrant County, Texas affects the subject property as shown hereon.

SURVEYOR'S CERTIFICATE

To: AHS Residential, LLC, and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 9, 13, & 14 of Table A thereof. The fieldwork was completed on November 3, 2021.

Date of Plat or Map: November 3, 2021

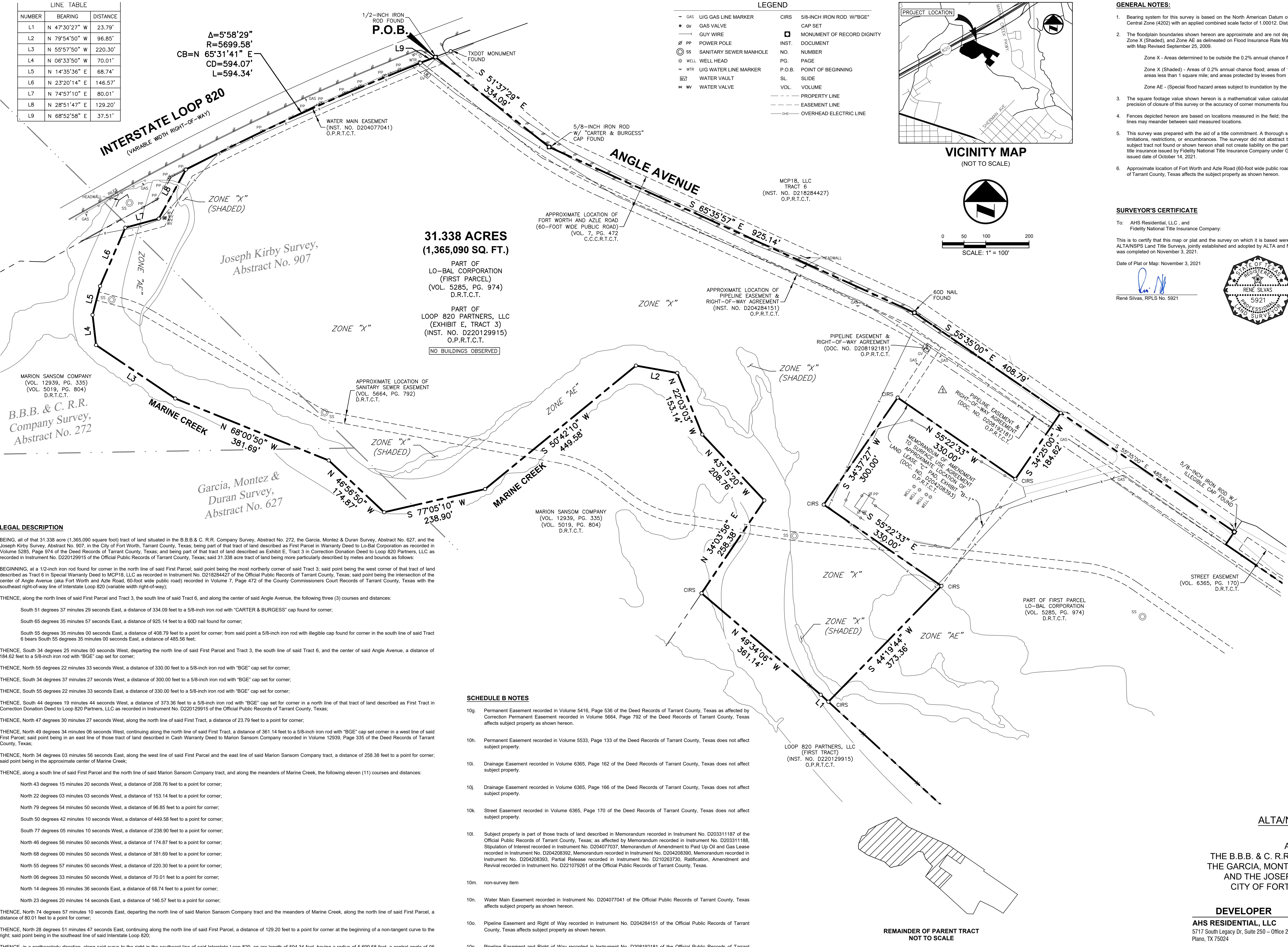
René Silvas, RPLS No. 5921

31.338 ACRES (1,365,090 SQ. FT.)

PART OF LO-BAL CORPORATION (FIRST PARCEL) (VOL. 5285, PG. 974) D.R.T.C.T.

PART OF LOOP 820 PARTNERS, LLC (EXHIBIT E, TRACT 3) (INST. NO. D220129915) O.P.R.T.C.T.

NO BUILDINGS OBSERVED



LEGAL DESCRIPTION

BEING, all of that 31.338 acre (1,365,090 square foot) tract of land situated in the B.B.B. & C. R.R. Company Survey, Abstract No. 272, the Garcia, Montez & Duran Survey, Abstract No. 627, and the Joseph Kirby Survey, Abstract No. 907, in the City of Fort Worth, Tarrant County, Texas; being part of that tract of land described as First Parcel in Warranty Deed to Lo-Bal Corporation as recorded in Volume 5285, Page 974 of the Deed Records of Tarrant County, Texas; and being part of that tract of land described as Exhibit E, Tract 3 in Correction Donation Deed to Loop 820 Partners, LLC as recorded in Instrument No. D220129915 of the Official Public Records of Tarrant County, Texas; said 31.338 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found for corner in the north line of said First Parcel; said point being the most northerly corner of said Tract 3; said point being the west corner of that tract of land described as Tract 6 in Special Warranty Deed to MCP18, LLC as recorded in Instrument No. D218284427 of the Official Public Records of Tarrant County, Texas; said point being the intersection of the center of Angle Avenue (aka Fort Worth and Azle Road, 60-foot wide public road) recorded in Volume 7, Page 472 of the County Commissioners Court Records of Tarrant County, Texas with the southeast right-of-way line of Interstate Loop 820 (variable width right-of-way);

THENCE, along the north lines of said First Parcel and Tract 3, the south line of said Tract 6, and along the center of said Angle Avenue, the following three (3) courses and distances:

South 51 degrees 37 minutes 29 seconds East, a distance of 334.09 feet to a 5/8-inch iron rod with "CARTER & BURGESS" cap found for corner;

South 65 degrees 35 minutes 57 seconds East, a distance of 925.14 feet to a 60D nail found for corner;

South 55 degrees 35 minutes 00 seconds East, a distance of 408.79 feet to a point for corner; from said point a 5/8-inch iron rod with illegible cap found for corner in the south line of said Tract 6 bears South 55 degrees 35 minutes 00 seconds East, a distance of 485.56 feet;

THENCE, South 34 degrees 25 minutes 00 seconds West, departing the north line of said First Parcel and Tract 3, the south line of said Tract 6, and the center of said Angle Avenue, a distance of 184.62 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 55 degrees 22 minutes 33 seconds West, a distance of 330.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 34 degrees 37 minutes 27 seconds West, a distance of 300.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 55 degrees 22 minutes 33 seconds East, a distance of 330.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, South 44 degrees 19 minutes 44 seconds West, a distance of 373.36 feet to a 5/8-inch iron rod with "BGE" cap set for corner in a north line of that tract of land described as First Tract in Correction Donation Deed to Loop 820 Partners, LLC as recorded in Instrument No. D220129915 of the Official Public Records of Tarrant County, Texas;

THENCE, North 47 degrees 30 minutes 27 seconds West, along the north line of said First Tract, a distance of 23.79 feet to a point for corner;

THENCE, North 49 degrees 34 minutes 06 seconds West, continuing along the north line of said First Tract, a distance of 361.14 feet to a 5/8-inch iron rod with "BGE" cap set corner in a west line of said First Parcel; said point being in an east line of those tract of land described in Cash Warranty Deed to Marion Sansom Company recorded in Volume 12939, Page 335 of the Deed Records of Tarrant County, Texas;

THENCE, North 34 degrees 03 minutes 56 seconds East, along the west line of said First Parcel and the east line of said Marion Sansom Company tract, a distance of 258.38 feet to a point for corner; said point being in the approximate center of Marine Creek;

THENCE, along a south line of said First Parcel and the north line of said Marion Sansom Company tract, and along the meanders of Marine Creek, the following eleven (11) courses and distances:

North 43 degrees 15 minutes 20 seconds West, a distance of 208.76 feet to a point for corner;

North 22 degrees 03 minutes 03 seconds West, a distance of 153.14 feet to a point for corner;

North 79 degrees 54 minutes 50 seconds West, a distance of 96.85 feet to a point for corner;

South 50 degrees 42 minutes 10 seconds West, a distance of 449.58 feet to a point for corner;

South 77 degrees 05 minutes 10 seconds West, a distance of 238.90 feet to a point for corner;

North 46 degrees 56 minutes 50 seconds West, a distance of 174.87 feet to a point for corner;

North 68 degrees 00 minutes 50 seconds West, a distance of 381.69 feet to a point for corner;

North 55 degrees 57 minutes 50 seconds West, a distance of 220.30 feet to a point for corner;

North 06 degrees 33 minutes 50 seconds West, a distance of 70.01 feet to a point for corner;

North 14 degrees 35 minutes 36 seconds East, a distance of 68.74 feet to a point for corner;

North 23 degrees 20 minutes 14 seconds East, a distance of 146.57 feet to a point for corner;

THENCE, North 74 degrees 57 minutes 10 seconds East, departing the north line of said Marion Sansom Company tract and the meanders of Marine Creek, along the north line of said First Parcel, a distance of 80.01 feet to a point for corner;

THENCE, North 28 degrees 51 minutes 47 seconds East, continuing along the north line of said First Parcel, a distance of 129.20 feet to a point for corner at the beginning of a non-tangent curve to the right; said point being in the southeast line of said Interstate Loop 820;

THENCE, in a northeasterly direction, along said curve to the right in the southeast line of said Interstate Loop 820, an arc length of 594.34 feet, having a radius of 5,699.58 feet, a central angle of 05 degrees 58 minutes 29 seconds, and a chord which bears North 65 degrees 31 minutes 41 seconds East, 594.07 feet to a point for corner;

THENCE, North 68 degrees 52 minutes 58 seconds East, continuing along the southeast line of said Interstate Loop 820, a distance of 37.51 feet to the POINT OF BEGINNING and containing an area of 31.338 acres or 1,365,090 square feet of land, more or less.

- SCHEDULE B NOTES**
- Permanent Easement recorded in Volume 5416, Page 536 of the Deed Records of Tarrant County, Texas as affected by Correction Permanent Easement recorded in Volume 5664, Page 792 of the Deed Records of Tarrant County, Texas affects subject property as shown hereon.
 - Permanent Easement recorded in Volume 5533, Page 133 of the Deed Records of Tarrant County, Texas does not affect subject property.
 - Drainage Easement recorded in Volume 6365, Page 162 of the Deed Records of Tarrant County, Texas does not affect subject property.
 - Drainage Easement recorded in Volume 6365, Page 166 of the Deed Records of Tarrant County, Texas does not affect subject property.
 - Street Easement recorded in Volume 6365, Page 170 of the Deed Records of Tarrant County, Texas does not affect subject property.
 - Subject property is part of those tracts of land described in Memorandum recorded in Instrument No. D203311187 of the Official Public Records of Tarrant County, Texas; as affected by Memorandum recorded in Instrument No. D203311188, Stipulation of Interest recorded in Instrument No. D204077037, Memorandum of Amendment to Paid Up Oil and Gas Lease recorded in Instrument No. D204208392, Memorandum recorded in Instrument No. D204208390, Memorandum recorded in Instrument No. D204208393, Partial Release recorded in Instrument No. D210263730, Ratification, Amendment and Revival recorded in Instrument No. D221079281 of the Official Public Records of Tarrant County, Texas.
 - non-survey item
 - Water Main Easement recorded in Instrument No. D204077041 of the Official Public Records of Tarrant County, Texas affects subject property as shown hereon.
 - Pipeline Easement and Right of Way recorded in Instrument No. D204284151 of the Official Public Records of Tarrant County, Texas affects subject property as shown hereon.
 - Pipeline Easement and Right of Way recorded in Instrument No. D208192181 of the Official Public Records of Tarrant County, Texas affects subject property as shown hereon.

REMAINDER OF PARENT TRACT NOT TO SCALE

REVISIONS
01/14/2022 added additional area to boundary

ALTA/NSPS LAND TITLE SURVEY

31.338 ACRES

AND BEING SITUATED IN THE B.B.B. & C. R.R. COMPANY SURVEY, ABSTRACT NO. 272, THE GARCIA, MONTEZ & DURAN SURVEY, ABSTRACT NO. 627, AND THE JOSEPH KIRBY SURVEY, ABSTRACT NO. 907 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

JANUARY 17, 2022

DEVELOPER
AHS RESIDENTIAL, LLC
 5717 South Legacy Dr, Suite 250 - Office 2035, Plano, TX 75024

SURVEYOR
BGE, Inc.
 777 Main Street, Suite 1900, Fort Worth, TX 76102
 Tel: 817-887-6130 • www.bgeinc.com
 TBPLS Registration No. 10194416

Contact: René Silvas, R.P.L.S.
 Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

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