



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
200 Texas St, 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.

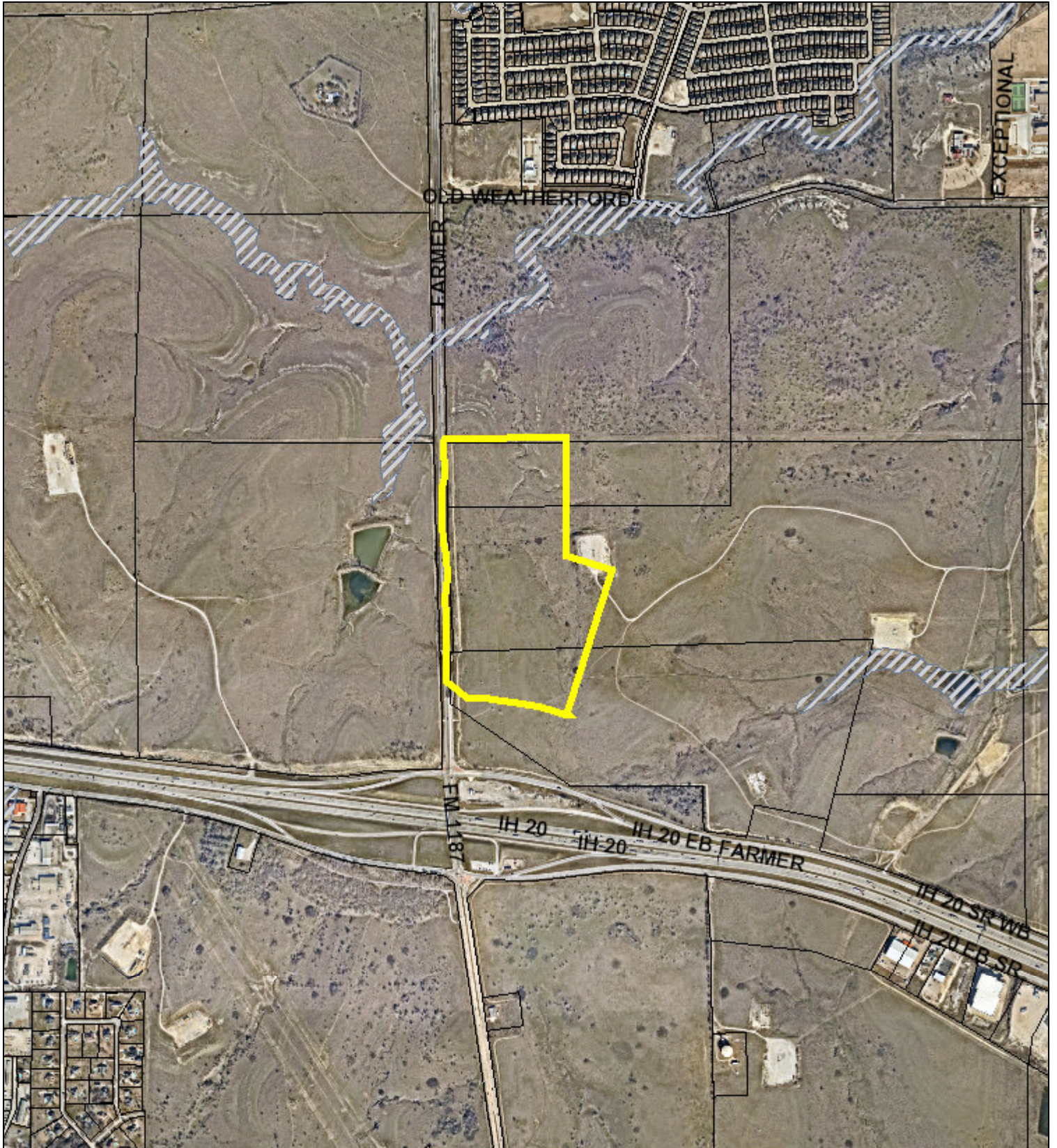
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

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:	

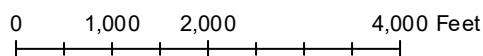
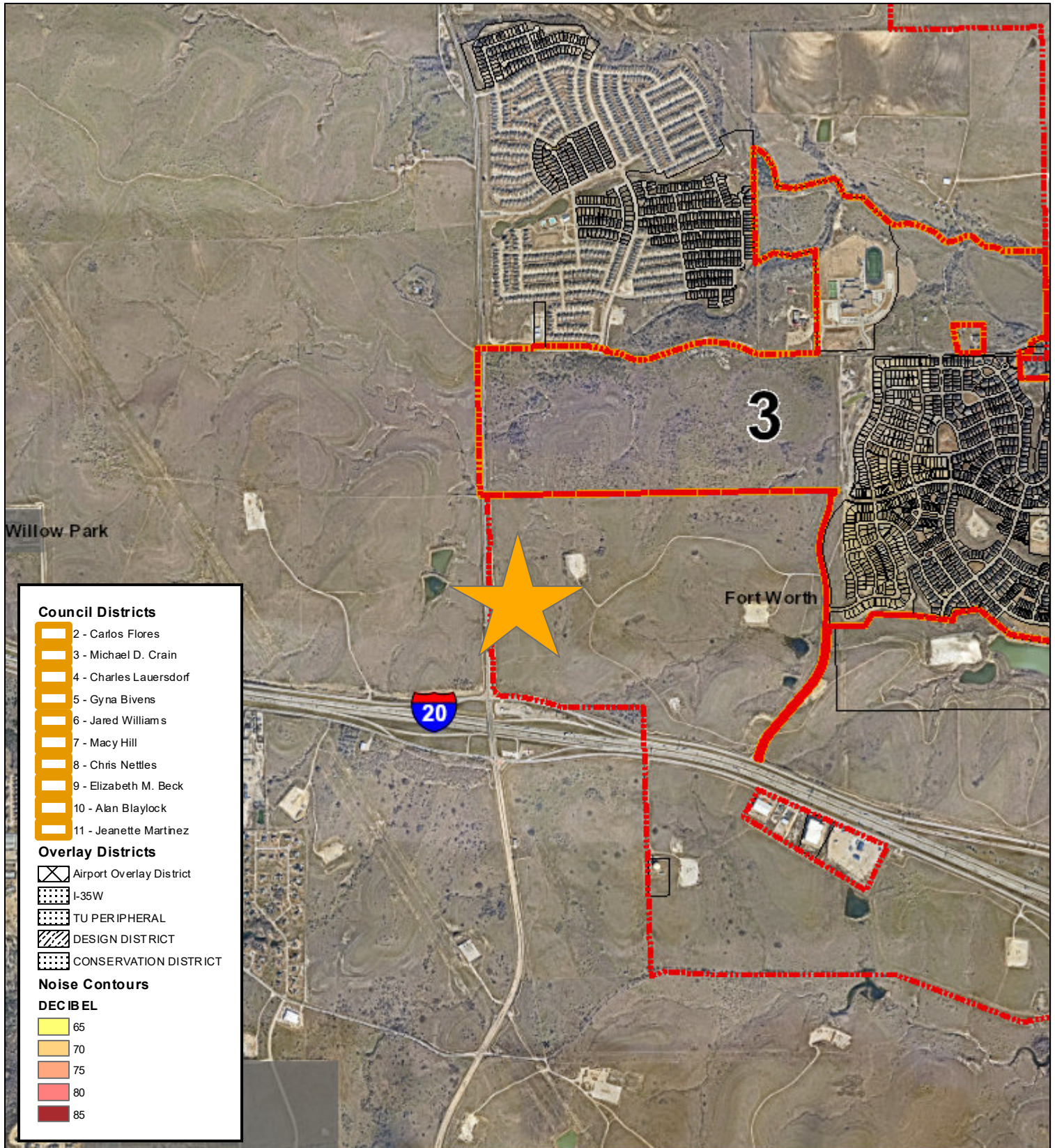
Aerial Photo Map



0 750 1,500 3,000 Feet



Area Map

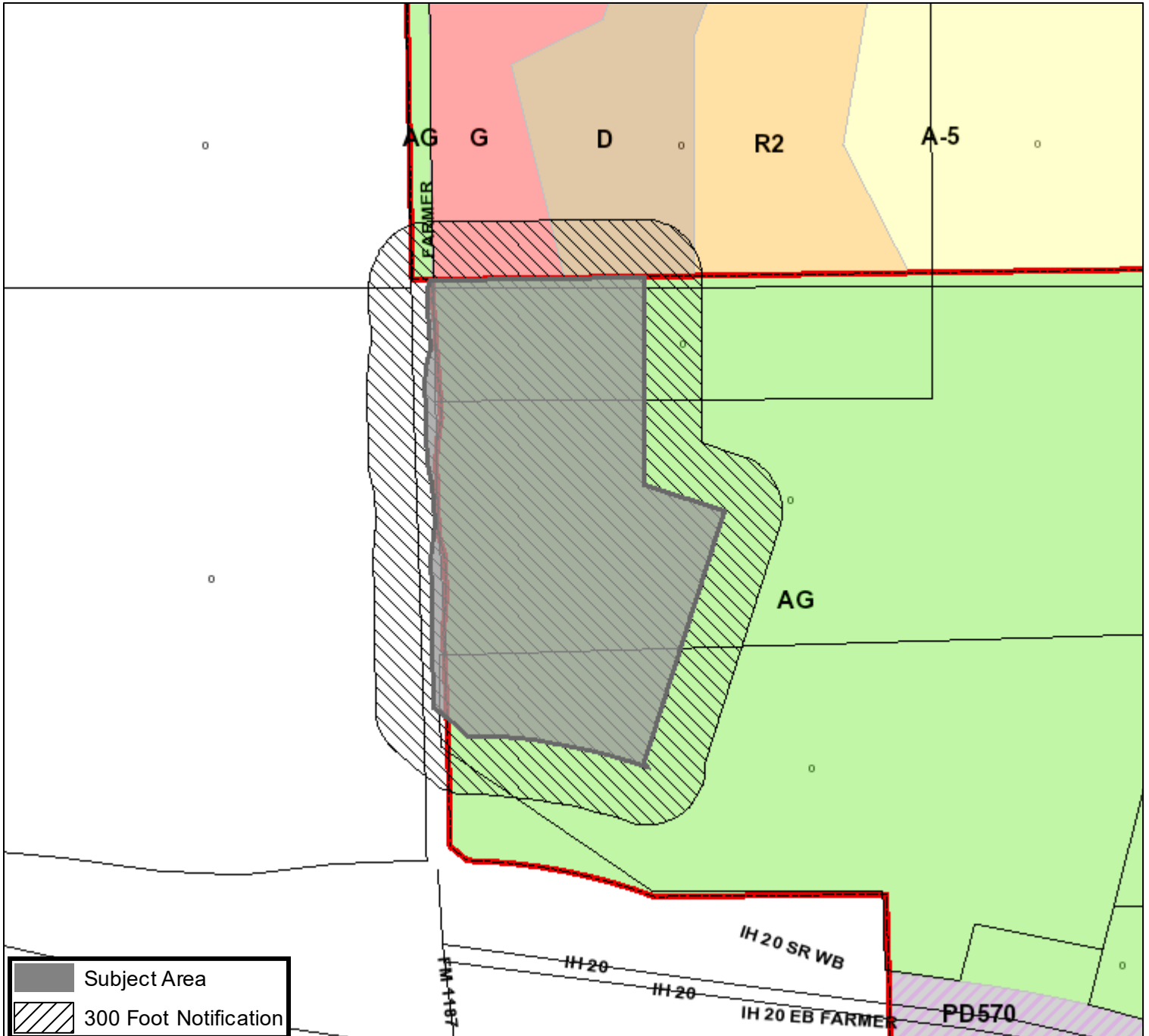




ZC-24-059

Area Zoning Map

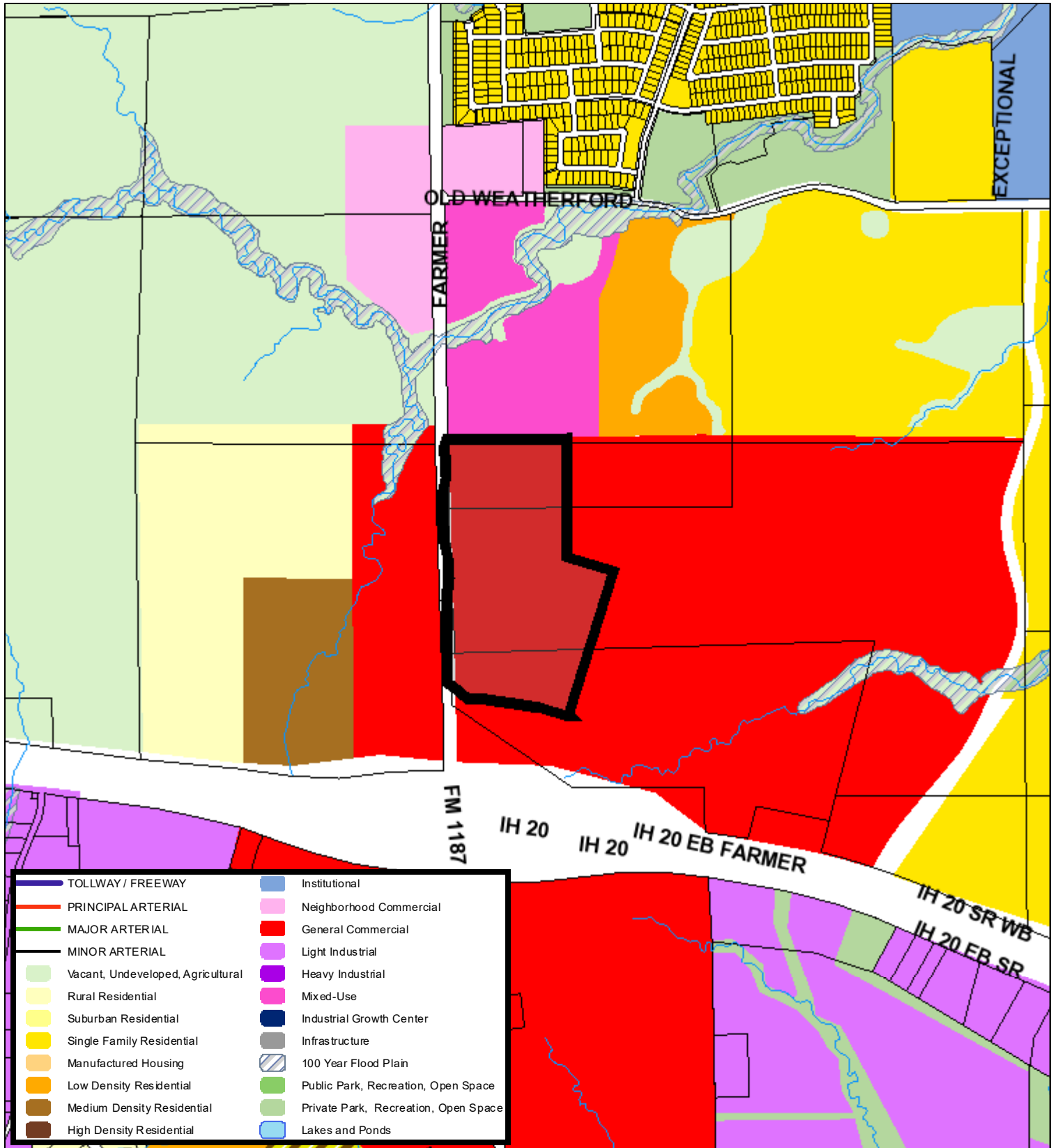
Applicant: null
 Address: null
 Zoning From: null
 Zoning To: null
 Acres: 66.88711802
 Mapsco: Text
 Sector/District: Far_West
 Commission Date: 7/10/2024
 Contact: null



	Subject Area
	300 Foot Notification

0 362.5 725 1,450 Feet

Future Land Use

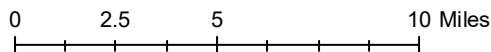
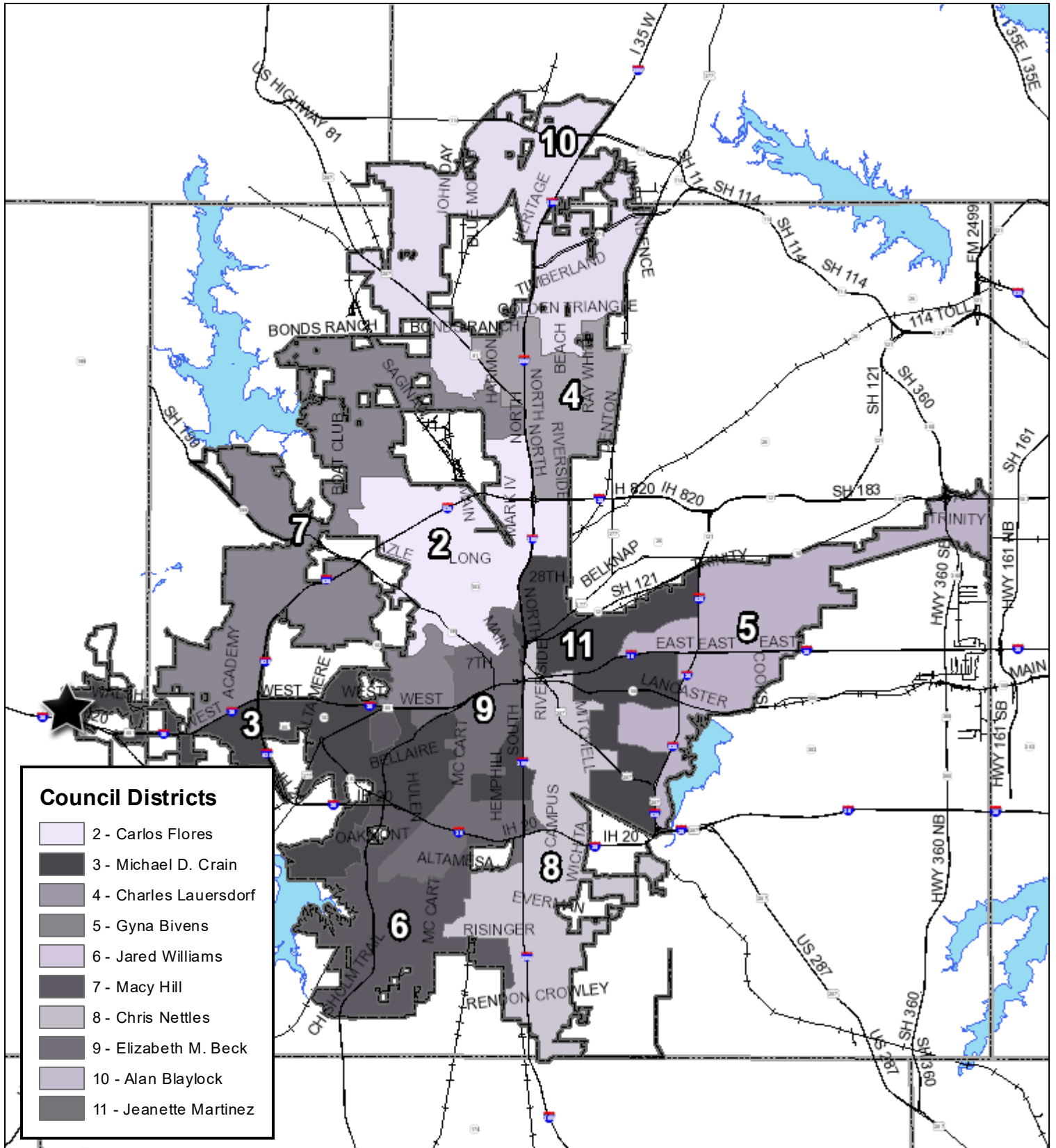


1,100 550 0 1,100 Feet

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.



Location Map





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER ATH-1187, LTD and WALSH RANCHES LIMITED PARTNERSHIP

Mailing Address 155 WALSH DRIVE City, State, Zip ALEDO, TEXAS 76008

Phone 817-335-3741 Email RDICKERSON@WALSHCOMPANIES.COM

APPLICANT WALSH DEVELOPMENT COMPANY, LLC

Mailing Address 155 WALSH DRIVE City, State, Zip ALEDO, TEXAS 76008

Phone 817-335-3741 Email RDICKERSON@WALSHCOMPANIES.COM

AGENT / OTHER CONTACT Richard Shaheen, PE - Dunaway Associates

Mailing Address 550 Bailey Ave, Ste 400 City, State, Zip Fort Worth, TX 76107

Phone 817-675-9877 Email rshaheen@dunaway.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): _____

Total Rezoning Acreage: 78.34 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: 78.34 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 checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input 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 (no change to development standards or waivers) <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): AG Proposed Zoning District(s): G
 Current Use of Property: RANCHING
 Proposed Use of Property: COMMERCIAL

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: _____
 Land Uses Being Added or Removed: _____

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

- 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.

THE PROPERTY IS CURRENTLY ZONED AG IN COMPLIANCE WITH THE LIMITED PURPOSE ANNEXATION ON THE PROPERTY. A REQUEST FOR FULL PURPOSE ANNEXATION IS BEING SUBMITTED IN CONJUNCTION WITH THIS REQUEST TO REZONE.

ANTICIPATED USES FOR THE PROPERTY INCLUDE COMMERCIAL DEVELOPMENT (POTENTIAL FOR ENTERTAINMENT AND EATING, LODGING, OFFICE, RETAIL SALES AND SERVICE, VEHICLE SALES AND SERVICE).

THE PROPERTY IS INCLUDED IN THE WALSH RANCH ECONOMIC DEVELOPMENT AGREEMENT (CONTRACTS 28585 AND 32205) AND WALSH CONCEPT PLAN (CP-10-001) WHICH INDICATES THIS PROPERTY TO BE "RETAIL / BUSINESS".

THE CITY'S FUTURE LAND USE PLAN INDICATES THIS AREA TO BE "GENERAL COMMERCIAL".

PROVIDED THAT THE PROPERTY HAS FRONTAGE ON TWO STATE HIGHWAYS, I-20 AND FM 3325, COMMERCIAL USES ARE AN APPROPRIATE ZONING DESIGNATION FOR THIS PROPERTY.

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.

Owner's Signature (of the above referenced property): 
ATH-1187, LTD

Owner's Name (Printed): WALSH RANCHES LIMITED PARTNERSHIP

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) Richard Shaheen, PE - Dunaway Associates 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:
AS DESCRIBED IN THE INCLUDED SURVEY DESCRIPTIONS (CERTIFIED LEGAL DESCRIPTION)


Owner's Signature (of the above referenced property)

ATH-1187, LTD Walsh Ranches Limited Partnership
Owner's Name (Printed)


Applicant or Agent's Signature

Richard Shaheen, PE - Dunaway Associates
Applicant or Agent's Name (Printed):

EXHIBIT "A"
OF
78.34 ACRES OF LAND, CITY OF FORT WORTH, PARKER COUNTY, TEXAS

EXISTING ZONING - D
CALLED 129.769 ACRES
GEO BEGGS ALEDO RANCH, LP
DOCUMENT NO. 202043851
OPRPCT

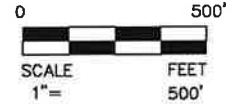
EXISTING ZONING - G

EXISTING ZONING - R2

OUTSIDE CFW

JOHN HENRY DEAN III
PARCEL 1
VOL 1441, PG 424, DRPCT

OUTSIDE CFW



**G. TANDY SURVEY
ABSTRACT NO. 2356**

WALSH RANCHES LIMITED PARTNERSHIP
VOLUME 1699, PAGE 1765
D.R.P.C.T.
VOLUME 12624, PAGE 92
D.R.T.C.T.

EXISTING ZONING - AG

EXISTING ZONING - AG
PROP. ZONING - G GENERAL COMMERCIAL

EXISTING ZONING - AG
PROP. ZONING - G GENERAL COMMERCIAL

ATH-1187, LTD.
VOLUME 2399, PAGE 1194
D.R.P.C.T.
EXISTING ZONING - AG

PARCEL 2
PATRICIA DEAN BOSWELL
VOLUME 1441, PAGE 400
D.R.P.C.T.

EXISTING ZONING - AG

OUTSIDE CFW

INTERSTATE HIGHWAY NO. 20
(VARIABLE WIDTH RIGHT-OF-WAY)



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

ZONING BOUNDARY:

PLOTTED BY: James Gardella ON: Tuesday, March 26, 2024 AT: 3:27 PM FILEPATH: G:\Production\PlannedCommunity\2001\169\Survey-D\Drawings\Annexation\2001\169\037 - Walsh GV West Commercial Annex Ekt

Metes & Bounds

Being a 78.34 acre tract of land situated in Section 6, G.E. and A.H. Tandy Survey, Abstract No. 2356 and in Section 5, Houston Tap & Brazoria Railroad Company Survey, Abstract No. 647, Parker County, Texas and being a portion of tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas (D.R.P.C.T.) and Volume 12624, Page 92, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and a portion of a called 98.21 acre tract of land described in deed to ATH-1187, LTD., as recorded in Volume 2399, Page 1194, D.R.P.C.T., said 78.34 acre tract of land being more particularly described as follows:

BEGINNING at a found TXDOT monument on the east right-of-way line of Farm to Market Road No. 3325 (FM 3325) (variable width right-of-way), as recorded in Volume 1707, Page 606, Volume 1712, Page 1432 and Volume 1712, Page 1425, D.R.P.C.T. and a point on the common north line of said Walsh Ranches tract and the south line of a called 129.769 acre tract of land described in deed to Geo Beggs Aledo Ranch, LP, as recorded in Document No. 202043651, Official Public Records of Parker County, Texas (O.P.R.P.C.T.), said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 6,952,772.72, E: 2,245,254.10;

THENCE North 89 degrees 18 minutes 47 seconds East, departing the east right-of-way line of said FM 3325, along said common line, a distance of 1,070.99 feet to a point for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, departing said common line, across said Walsh Ranches tract and said ATH-1187 tract, a distance of 1,716.93 feet to a point for corner;

THENCE South 72 degrees 25 minutes 18 seconds East, continuing across said Walsh Ranches tract and said ATH-1187 tract, a distance of 433.44 feet to a point for corner;

THENCE South 17 degrees 34 minutes 42 seconds West, continuing across said Walsh Ranches tract and said ATH-1187 tract, a distance of 1,352.26 feet to a point for corner;

THENCE South 26 degrees 26 minutes 06 seconds East, continuing across said Walsh Ranches tract and said ATH-1187 tract, a distance of 28.81 feet to a point for corner on the common south line of said ATH-1187 tract and the north right-of-way of Interstate Highway 20 (IH 20) (variable width right-of-way), as recorded in Volume 540, Page 372 and Volume 584, Page 742, D.R.P.C.T, from which a found 1-inch iron rod bears South 71 degrees 48 minutes 55 seconds East, a distance of 47.39 feet;

THENCE North 71 degrees 48 minutes 55 seconds West, along said common line, a distance of 25.96 feet to a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC LP" (hereinafter referred to as 5/8-inch YCIR) for the beginning of a non-tangent curve to the left having a radius of 2,893.79 feet, a central angle of 18 degrees 00 minutes 45 seconds and a chord bearing North 80 degrees 32 minutes 02 seconds West, a distance of 906.01 feet;

THENCE Northwesterly along said common line and said non-tangent curve to the left an arc length of 909.75 feet to a found TxDOT monument for corner for the end of said curve;

THENCE North 50 degrees 36 minutes 24 seconds West, departing the north right-of-way line of said IH 20, along the common west line of said ATH-1187 and the east right-of-way of said FM 3325, a distance of 117.42 feet to a found TxDot monument for corner;

THENCE North 00 degrees 41 minutes 43 seconds West, continuing along said common line, a distance of 370.73 feet to a found 5/8-inch YCIR for the beginning of a curve to the left having a radius of 11,519.16 feet, a central angle of 01 degree 44 minutes 03 seconds and a chord bearing North 01 degree 33 minutes 45 seconds West, a distance of 348.64 feet;

THENCE Northwesterly continuing said common line and said curve to the left an arc length of 348.65 feet to a found TxDOT monument for corner for the end of said curve;

Continued.....



A plat of even date accompanies this metes and bounds description.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SURVEYOR'S CERTIFICATE:

I hereby certify that this map is based on an accurate survey of the property made on the ground under my supervision.

Hal Mollenkopf
Hal Mollenkopf

Registered Professional Land Surveyor
State of Texas, No. 5439

03/26/24

Date



PLOTTED BY: James Gardella ON: Tuesday, March 26, 2024 AT: 3:27 PM FILEPATH: G:\Production\PlannedCommunity\2001\2001169\Survey-DAN\Drawings\Annexation\2001\69\037 - Walsh GV West Commercial\Annex Exh

Metes & Bounds

Continued.....

THENCE continuing along the east right-of-way of said FM 3325, the west line of said ATH-1187 tract and the west line of said Walsh Ranches tract the following courses and distances:

- THENCE North 02 degrees 25 minutes 46 seconds West, a distance of 240.91 feet to a found railroad spike in base of tree for corner;
- THENCE North 02 degrees 25 minutes 46 seconds West, a distance of 138.55 feet to a found TxDOT monument for corner;
- THENCE North 04 degrees 41 minutes 44 seconds East, a distance of 201.56 feet to a point for corner;
- THENCE North 02 degrees 25 minutes 46 seconds West, a distance of 200.00 feet to a found TxDOT monument for corner;
- THENCE North 16 degree 27 minutes 57 seconds West, a distance of 103.08 feet to a found TxDOT monument for corner;
- THENCE North 02 degrees 25 minutes 46 seconds West, a distance of 21.55 feet to a point for the beginning of a curve to the right having a radius of 11,399.09 feet, a central angle of 01 degree 22 minutes 14 seconds and a chord bearing North 01 degree 44 minutes 39 seconds West, a distance of 272.67 feet;
- THENCE Northwesterly continuing along said curve to the right an arc length of 272.68 feet to a found TxDOT monument for corner for the end of said curve;
- THENCE North 01 degree 03 minutes 32 seconds West, a distance of 104.36 feet to a found TxDOT monument for corner;
- THENCE North 04 degrees 39 minutes 06 seconds East, a distance of 100.50 feet to a point for corner, from which a found TxDOT monument bears North 89 degrees 40 minutes 40 seconds West, a distance of 2.76 feet;
- THENCE North 10 degree 15 minutes 03 seconds East, a distance of 101.98 feet to a point for corner;
- THENCE North 01 degree 03 minutes 32 seconds West, a distance of 100.00 feet to a point for corner;
- THENCE North 06 degrees 46 minutes 11 seconds West, a distance of 100.50 feet to a found TxDOT monument for corner;
- THENCE North 01 degree 03 minutes 32 seconds West, a distance of 100.00 feet to a found TxDOT monument for corner;
- THENCE North 06 degrees 46 minutes 11 seconds West, a distance of 100.50 feet to a found TxDOT monument for corner;
- THENCE North 01 degree 03 minutes 32 seconds West, a distance of 100.00 feet to a found TxDOT monument for corner;
- THENCE North 06 degrees 46 minutes 11 seconds West, a distance of 100.50 feet to a found TxDOT monument for corner;
- THENCE North 01 degree 03 minutes 32 seconds West, a distance of 122.14 feet to the POINT OF BEGINNING and containing 78.34 acres or 3,412,602 square feet of land more or less.



A plat of even date accompanies this metes and bounds description.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SURVEYOR'S CERTIFICATE:

I hereby certify that this map is based on an accurate survey of the property made on the ground under my supervision.

Hal Mollenkopf

Hal Mollenkopf
Registered Professional Land Surveyor
State of Texas, No. 5439

03/26/24

Date

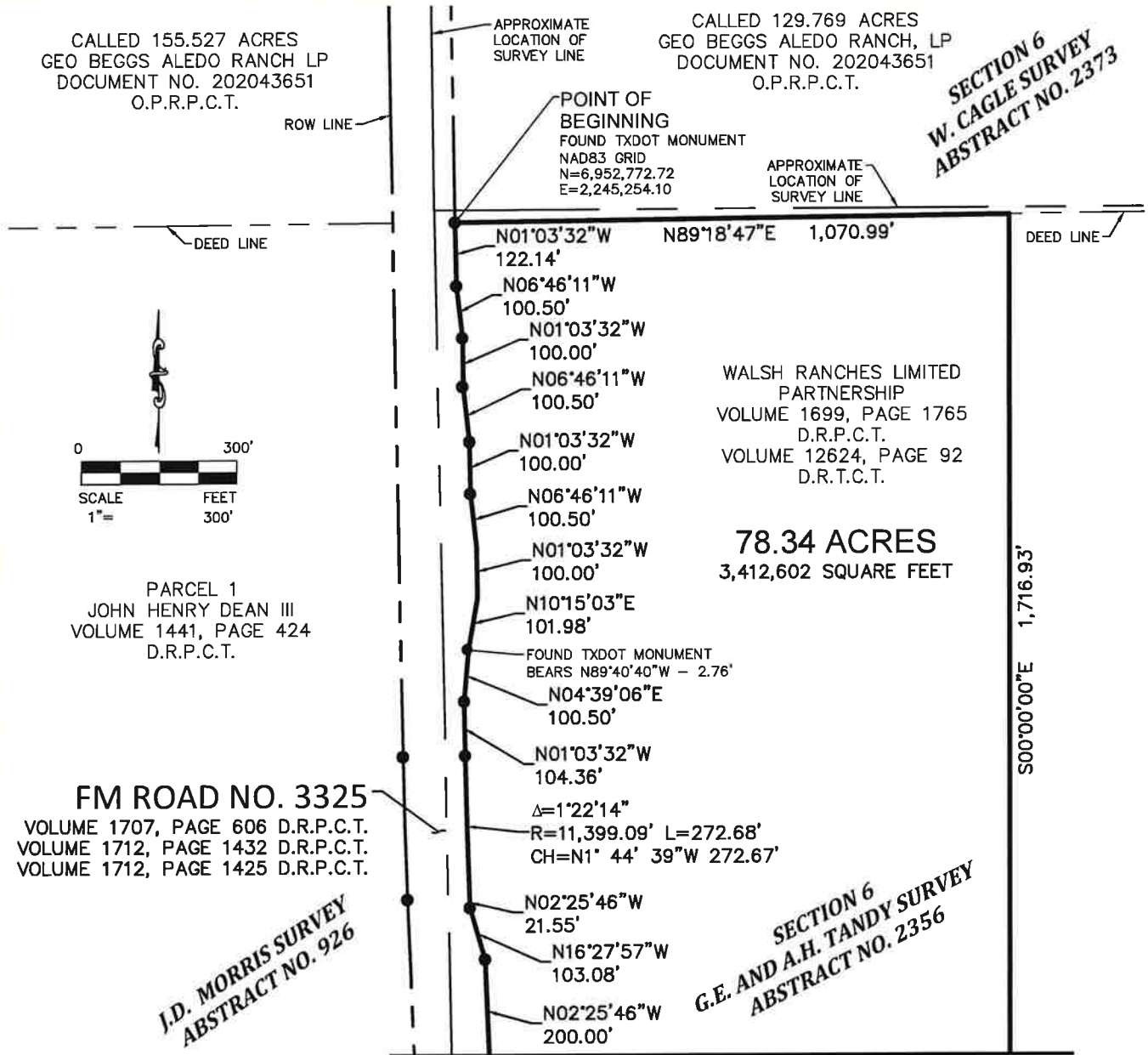


PLOTTED BY: James Gardella ON: Tuesday, March 26, 2024 AT: 3:27 PM FILEPATH: G:\Production\PlannedCommunity\2001\2001169\Survey-DAN\Drawings\Annexation\2001\169\037 - Walsh QV West Commercial Annex Ekh-

CALLED 155.527 ACRES
GEO BEGGS ALEDO RANCH LP
DOCUMENT NO. 202043651
O.P.R.P.C.T.

CALLED 129.769 ACRES
GEO BEGGS ALEDO RANCH, LP
DOCUMENT NO. 202043651
O.P.R.P.C.T.

SECTION 6
W. CAGLE SURVEY
ABSTRACT NO. 2373



MATCHLINE SEE PAGE 4 OF 4

- = Found TxDOT monument unless otherwise noted
 - D.R.P.C.T. = Deed Records, Parker County, Texas
 - D.R.T.C.T. = Deed Records, Tarrant County, Texas
 - O.P.R.P.C.T. = Official Public Records, Parker County, Texas
- A metes and bounds description of even date accompanies this plat.

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984462415 was used for this project.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



SURVEYOR'S CERTIFICATE:

I hereby certify that this map is based on an accurate survey of the property made on the ground under my supervision.

Hal Mollenkopf
Hal Mollenkopf

Registered Professional Land Surveyor
State of Texas, No. 5439

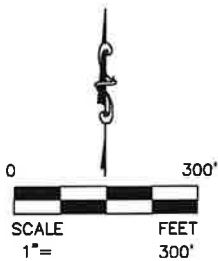
03/26/24

Date



PLOTTED BY: James Cardella ON: Tuesday, March 26, 2024 AT: 3:27 PM FILEPATH: C:\Production\PlannedCommunity\2001\69\Survey\Drawings\Annexation\2001\69\037 - Walsh QV West Commercial Annex Exh

MATCHLINE SEE PAGE 3 OF 4



**J.D. MORRIS
SURVEY
ABSTRACT NO. 926**

PARCEL 1
JOHN HENRY DEAN III
VOLUME 1441, PAGE 424
D.R.P.C.T.

N04°41'44"E
201.56'

WALSH RANCHES LIMITED
PARTNERSHIP
VOLUME 1699, PAGE 1765
D.R.P.C.T.
VOLUME 12624, PAGE 92
D.R.T.C.T.

S00°00'00"E
1,716.93'

S72°25'18"E
433.44'

N02°25'46"W
138.55'

FOUND RAILROAD SPIKE
IN BASE OF TREE

DEED LINE

78.34 ACRES
3,412,602 SQUARE FEET

N02°25'46"W
240.91'

**SECTION 6
G.E. AND A.H. TANDY SURVEY
ABSTRACT NO. 2356**

Δ=1°44'03"
R=11,519.16' L=348.65'
CH=N1° 33' 45"W 348.64'

CALLED 98.21 ACRES
ATH-1187, LTD.
VOLUME 2399, PAGE 1194
D.R.P.C.T.

FOUND 5/8" IRON ROD
WITH CAP STAMPED
"DUNAWAY ASSOC LP"

FM ROAD NO. 3325

VOLUME 1707, PAGE 606 D.R.P.C.T.
VOLUME 1712, PAGE 1432 D.R.P.C.T.
VOLUME 1712, PAGE 1425 D.R.P.C.T.

N00°41'43"W
370.73'

Δ=18°00'45"
R=2,893.79' L=909.75'
CH=N80° 32' 02"W 906.01'

S17°34'42"W
1,352.26'

ROW LINE

N50°36'24"W
117.42'

S26°26'06"E
28.81'

FOUND 1-INCH
IRON ROD

**FRANCISCO SANCHEZ
SURVEY
ABSTRACT NO. 2346**

INTERSTATE HIGHWAY 20
(VARIABLE WIDTH RIGHT-OF-WAY)
VOLUME 540, PAGE 372, D.R.P.C.T.
VOLUME 584, PAGE 742, D.R.P.C.T.

**SECTION 5
HT&B RR CO SURVEY
ABSTRACT NO. 647**

APPROXIMATE LOCATION
OF SURVEY LINE

FOUND 5/8-INCH IRON ROD
WITH CAP STAMPED
"DUNAWAY ASSOC LP"

S71°48'55"E
47.39'

N71°48'55"W
25.96'

- = Found TxDOT monument unless otherwise noted
 - D.R.P.C.T. = Deed Records, Parker County, Texas
 - D.R.T.C.T. = Deed Records, Tarrant County, Texas
 - O.P.R.P.C.T. = Official Public Records, Parker County, Texas
- A metes and bounds description of even date accompanies this plat.

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984462415 was used for this project.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



SURVEYOR'S CERTIFICATE:
I hereby certify that this map is based on an accurate survey of the property made on the ground under my supervision.

Hal Mollenkopf

Hal Mollenkopf
Registered Professional Land Surveyor
State of Texas, No. 5439

03/26/24

Date



EXHIBIT "A"
OF
78.34 ACRES OF LAND, CITY OF FORT WORTH, PARKER COUNTY, TEXAS

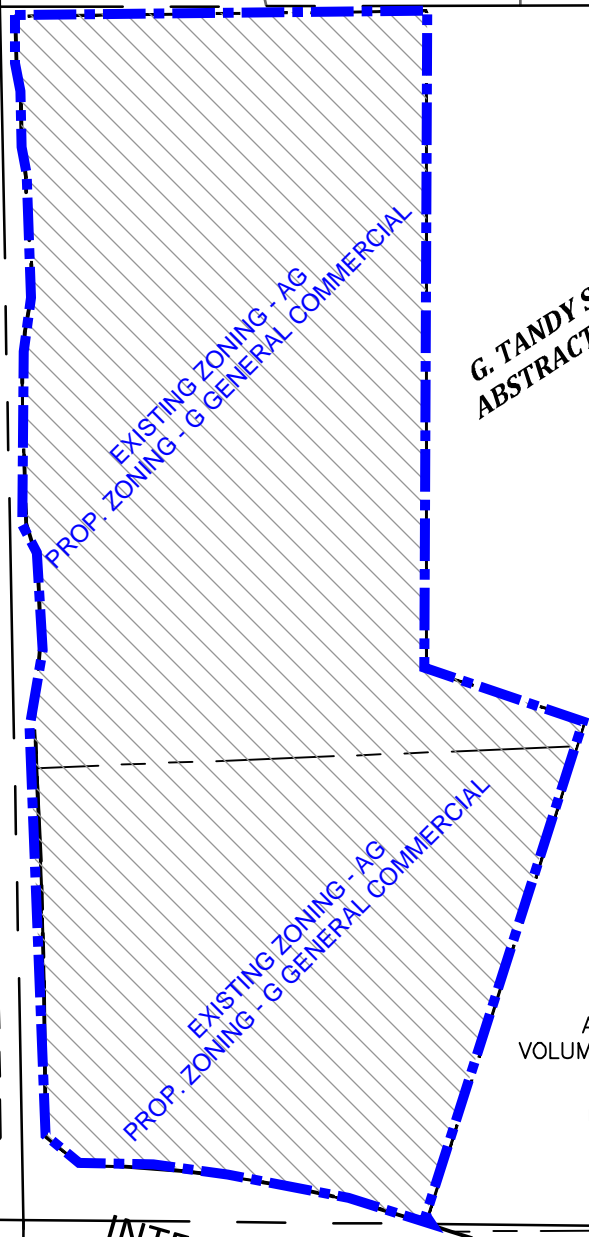
EXISTING ZONING - G EXISTING ZONING - D
CALLED 129.769 ACRES
GEO BEGGS ALEDO RANCH, LP
DOCUMENT NO. 202043651
OPRPCT EXISTING ZONING - R2



OUTSIDE CFW

JOHN HENRY DEAN III
PARCEL 1
VOL 1441, PG 424, DRPCT

OUTSIDE CFW



**G. TANDY SURVEY
ABSTRACT NO. 2356**

WALSH RANCHES LIMITED PARTNERSHIP
VOLUME 1699, PAGE 1765
D.R.P.C.T.
VOLUME 12624, PAGE 92
D.R.T.C.T.
EXISTING ZONING - AG

ATH-1187, LTD.
VOLUME 2399, PAGE 1194
D.R.P.C.T.
EXISTING ZONING - AG

PARCEL 2
PATRICIA DEAN BOSWELL
VOLUME 1441, PAGE 400
D.R.P.C.T.
EXISTING ZONING - AG
OUTSIDE CFW

INTERSTATE HIGHWAY NO. 20
(VARIABLE WIDTH RIGHT-OF-WAY)



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(TX REG. F-1114)

PLOTTED BY: Jeremy Windell ON: Thursday, April 04, 2024 AT: 4:04 PM FILEPATH: \\ftworth\file system\Production\plannedcommunity\2001\2001169\Engineering\037 QV West\Civil\CAD\Zoning\2001169.037 Zoning Exhibit.dwg