



# 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](mailto: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](http://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](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

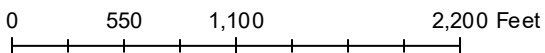
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

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

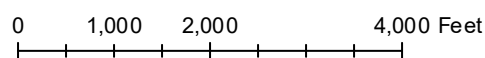
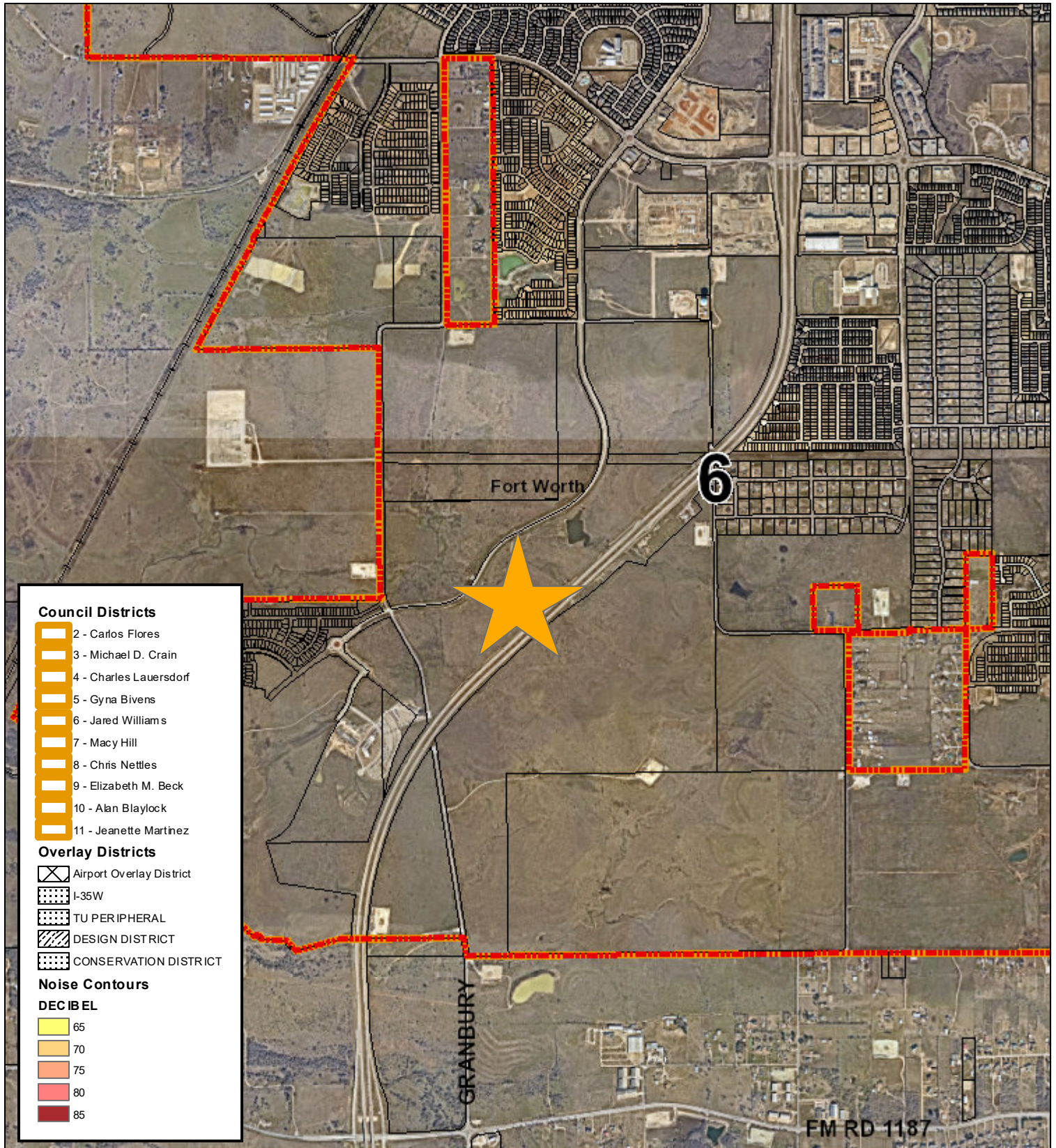
Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

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

## Aerial Photo Map

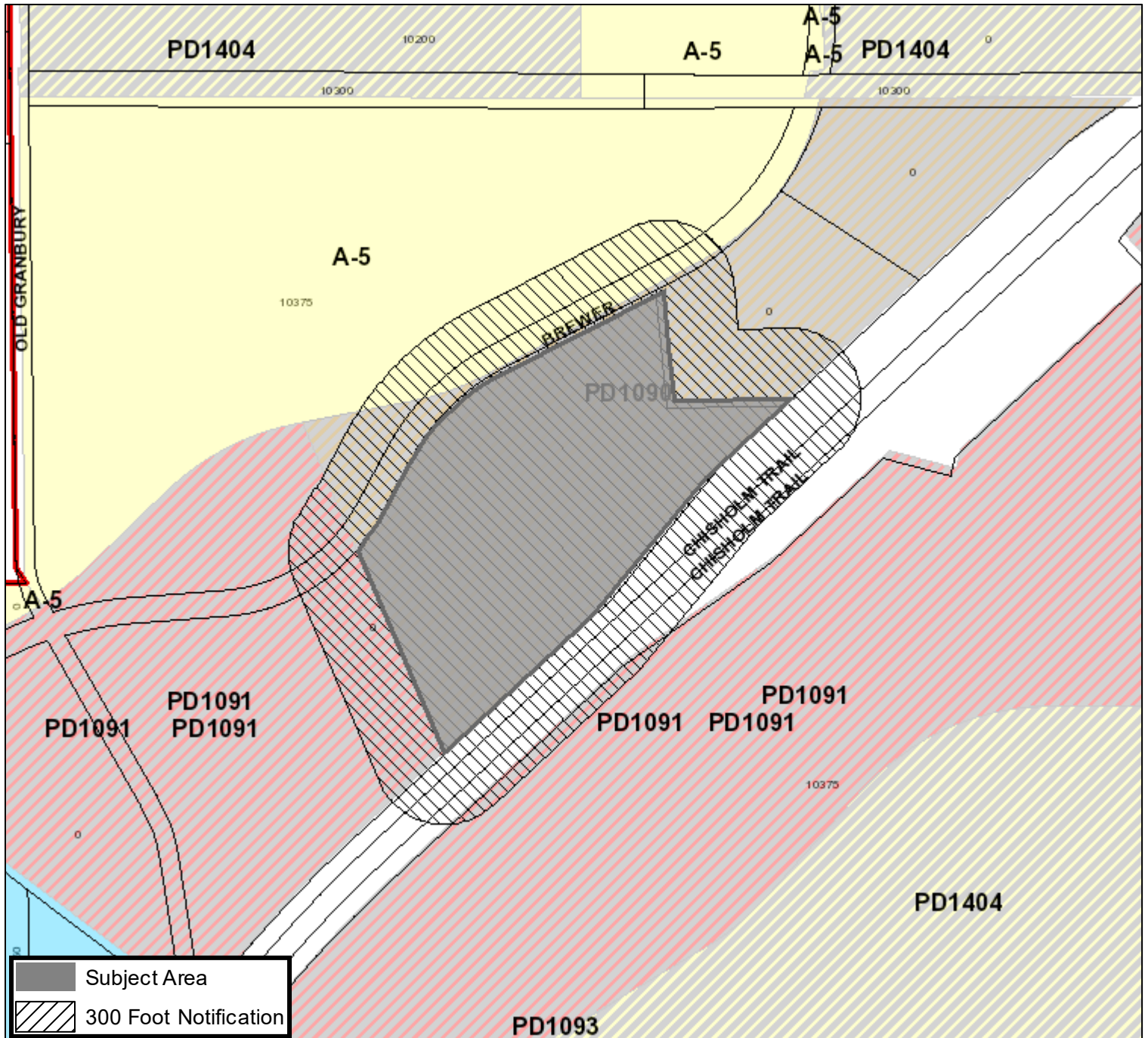




### Area Map

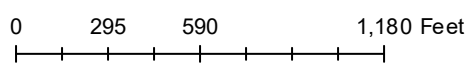


### Area Zoning Map

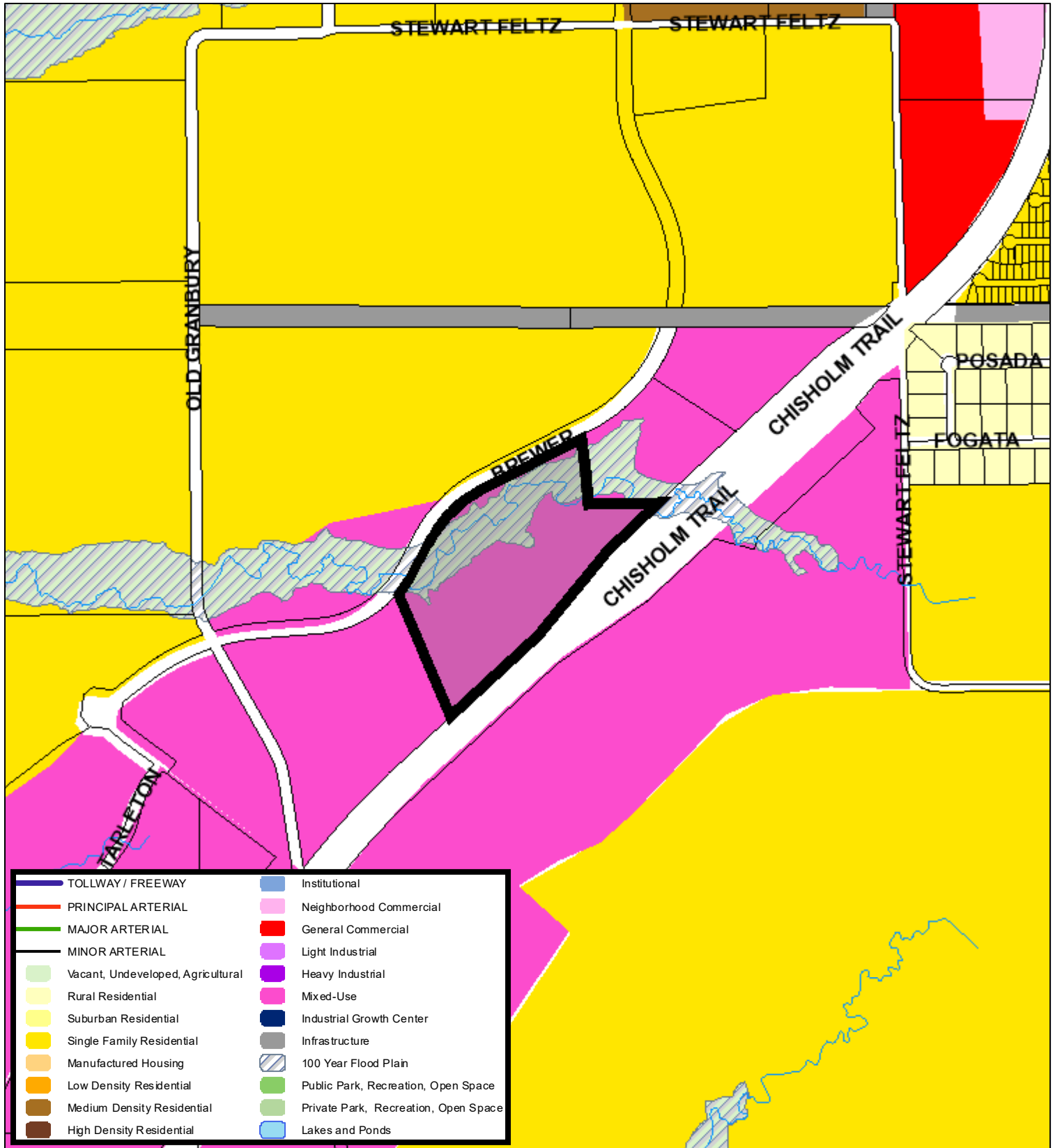
Applicant: Walton Texas LP/Ray Oujesky  
 Address: Bounded by Chisholm Trail Parkway to the south, Old Granbury Road to the west and Brewer  
 Zoning From: PD1090  
 Zoning To: To amend existing PD to allow parking permitted between the building and the street  
 Acres: 36.45292689  
 Mapsco: Text  
 Sector/District: Far\_Southwest  
 Commission Date: 12/11/2024  
 Contact: 817-392-6226



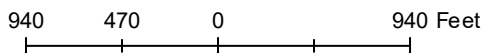
	Subject Area
	300 Foot Notification



### Future Land Use



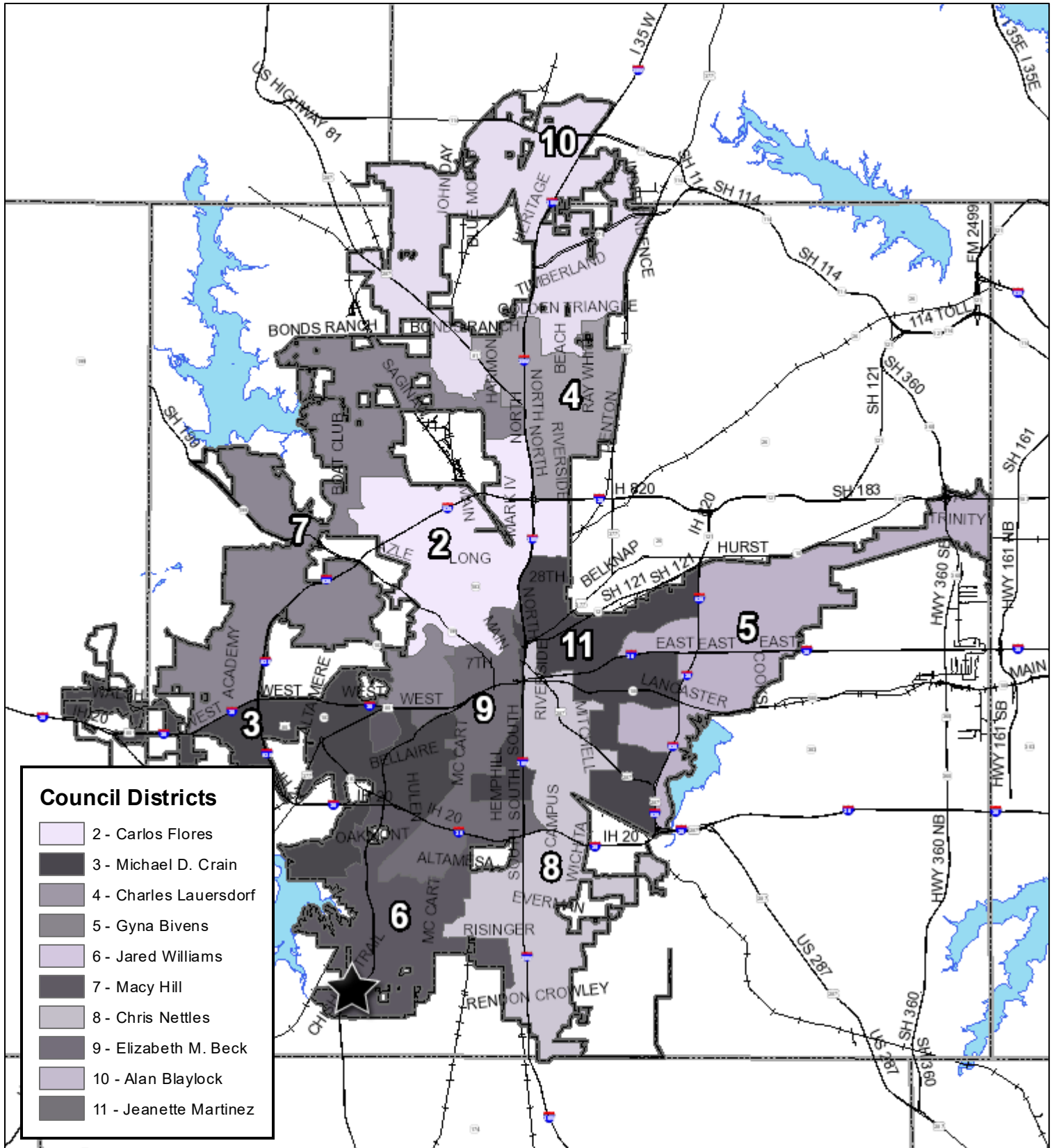
940 470 0 940 Feet



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** Walton Texas LP, et al

Mailing Address 8800 N. Gainey Center Dr., Suite 345 City, State, Zip Scottsdale, AZ 85258

Phone (469) 859-3700 Email ddonald@walton.com

**APPLICANT** Ray Oujesky, Kelly Hart & Hallman LLP

Mailing Address 201 Main St., Suite 2500 City, State, Zip Fort Worth, TX 76102

Phone 817-878-3556 Email ray.oujesky@kellyhart.com

**AGENT / OTHER CONTACT** Teddy Boschini, Kelly Hart & Hallman LLP

Mailing Address 201 Main St., Suite 2500 City, State, Zip Fort Worth, Texas 76102

Phone 817-878-3540 Email teddy.boschini@kellyhart.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): 10440 Chisholm Trail Parkway, Fort Worth, Texas

Total Rezoning Acreage: 36.4  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: 36.4 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 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 checked="" type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: <u>PD 1091</u> Previous Zoning Case Number: _____

### DEVELOPMENT INFORMATION

Current Zoning District(s): PD/D Proposed Zoning District(s): PD/D  
 Current Use of Property: Undeveloped  
 Proposed Use of Property: Residential multifamily

#### 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: D  
 Land Uses Being Added or Removed: None

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

1. Parking permitted between the building and the street.
2. Carports permitted between the building face and the street.

- 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.

1. The waiver for parking permitted between the building and the street is needed to establish a road or thoroughfare in front of the buildings to promote an urban experience. This roadway will also serve to connect the other buildings in the other phase of the development, enabling access between the phases without vehicular traffic being isolated to each phase. The building facades are positioned at a setback of 300 feet and 450 feet from the street, with a flood plain located in between.
2. The waiver for carports permitted between the building facades and the street is sought because the carports are located 330 feet from the street and will be screened by landscaping along the perimeter, effectively screening the carports from public view.

### ADDITIONAL QUESTIONS

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

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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 1/2 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): Walton Texas, LP, et al

Owner's Name (Printed): See attached signature page

**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) Ray Oujesky and Teddy Boschini, Kelly Hart & Hallman 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:  
Being a 36.4 acre tract of land in the Juan Jose Albirado Survey, Abstract No. 4 (CERTIFIED LEGAL DESCRIPTION)  
City of Fort Worth, Tarrant County, Texas

See attached signature page  
Owner's Signature (of the above referenced property)

Walton Texas, LP, et al  
Owner's Name (Printed)

  
Applicant or Agent's Signature

Ray Oujesky  
Applicant or Agent's Name (Printed):

**WUSF4 ROCK CREEK, LP, a Texas limited partnership**

**By: WUSF 4 Rock Creek GP, LLC, a Delaware limited partnership**

**Its: General Partner**

**By: Walton U.S. Land Fund 4, LP, a Delaware limited liability company**

**Its: Manager**

**By: WUSF4GP, LLC, a Delaware limited liability company**

**Its: General Partner**

**By: Walton Land Management (USA), Inc., a Delaware corporation**

**Its: Manager**

**By: \_\_\_\_\_**

**Name: Robert Nixon**

**Title: Authorized Signatory**

**Walton Texas, LP, a Texas limited partnership on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable**

**By: Walton Texas GP, LLC, a Texas limited partnership**

**Its: General Partner**

**By: Walton International Group, Inc., a Nevada corporation**

**Its: Manager**

**By: \_\_\_\_\_**

**Name: Robert Nixon**

**Title: Authorized Signatory**



## SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

### Items to be Shown on All Site Plans

#### Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

#### Site Conditions:

- Buildings and Structures** – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives** – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces** – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors** – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening** – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements** – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning** – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans** - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

#### General Notes:

The following notes should be included on all site plans:

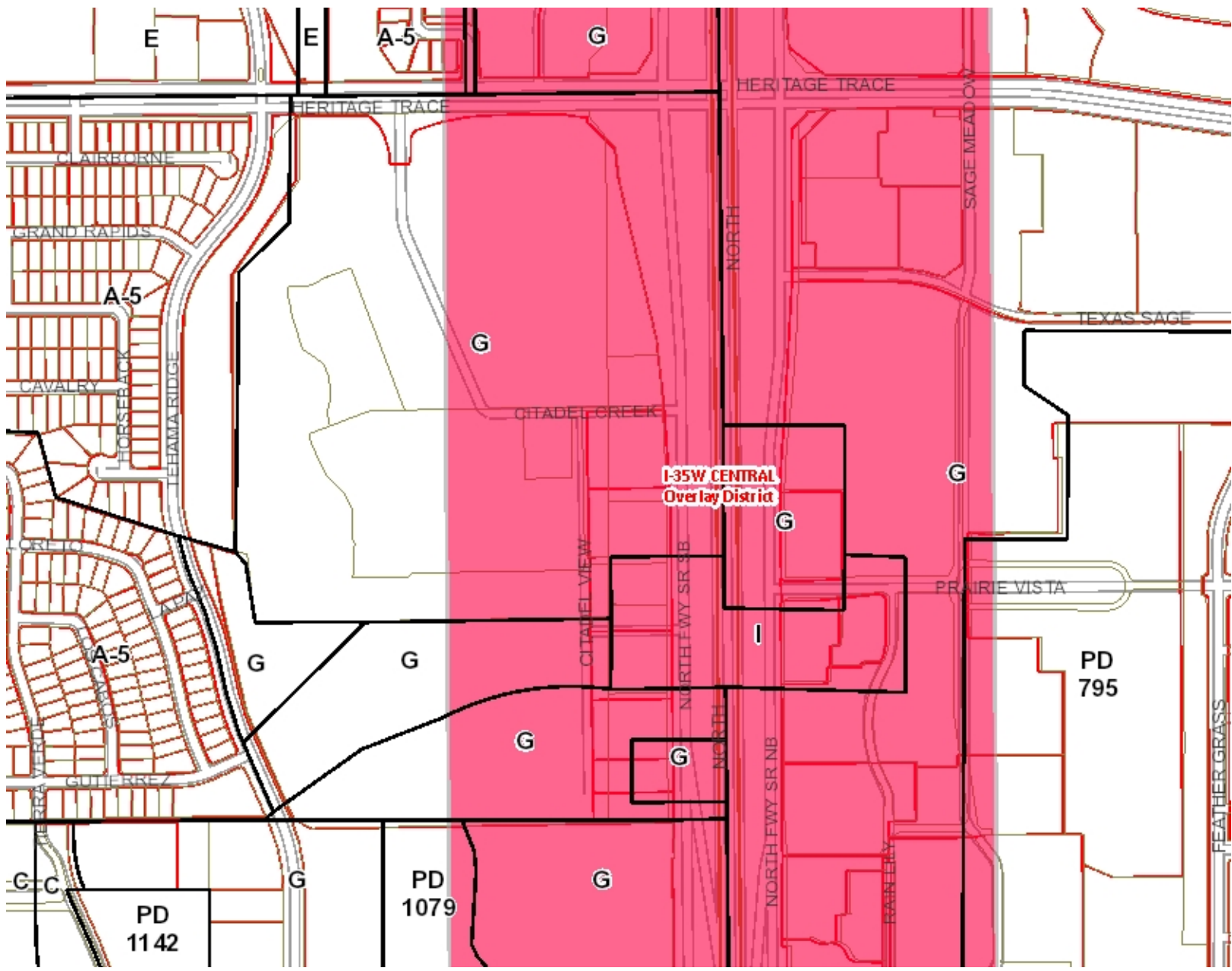
- This project will comply with [Section 6.301, Landscaping](#).
  - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)
- This project will comply with [Section 6.302, Urban Forestry](#).
- All signage will conform to [Article 4, Signs](#).
- All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

**Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.**

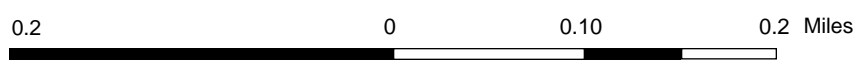


### Legend

- Zoning Outline
- Overlay Districts
  - <Null>
  - 21047
  - AO
  - APZ 1
  - APZ 2
  - CIRCLE PARK
  - CZ
  - DOWNTOWN URBAN
  - I-35W CENTRAL
  - I-35W NORTH
  - I-35W SOUTH
  - TCU
  - TUP 1
  - TUP 2
  - TUP 3
  - TUP 4
  - TUP 5
  - TUP 6
  - TUP 7
- PARCELS
  - Lots
  - Arterials
  - Freeways
  - Streets
  - Tarrant County Streets
  - Parks
  - Lakes
  - City Limit
  - Extraterritorial Jurisdiction (ETJ)



10/24/19 2:39 PM




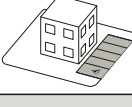


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY




1: 6,412



ZONING SUMMARY		
	Existing Zoning:	PD 1090
<b>Zoning</b>	Base Zoning:	D District (High Density MF)
<b>Density</b>		Max. 32 units/acre
	Front yard	Min. 20'
	Rear yard	Min. 5'
	Side yard (Interior Lot)	Min. 5'
	Side yard (Corner)	Min. 10'
	* Paving shall not be permitted between the building face and street and must remain as open space	
<b>Setbacks</b>	Setback Adjacent to SF	* 3' for every 1' (3:1) as measured from slab to top of sill plate, or 2' for every 1' (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum * 1:1 Setback with a 10' min. Setback for one-story garages and carports * 20' min. Setback for dumpster enclosures and one-story accessory structures * A 5' buffer yard and min. 6' screen fence shall be placed on the property line and should be landscaped per point system
<b>Height</b>		Max. 36' (slab to top plate) Max. 48' (slab to top plate beyond 250' Setback to SF)
	<b>Open Space</b>	Min. 35% . Open space is the ratio of open space to net land area. For the purposes of calculating open space for unified residential developments in accordance with § 6.506, the net land area minus all building footprints, parking areas, access drives and fenced patios. OPEN SPACE must be open to the sky and cannot be paved, except for necessary sidewalks, active recreation areas and patios that are adjacent to dwelling units and not enclosed by a fence. *Except for required front yards, no space or area less than 25 feet in either dimension shall be counted as open space
	<b>Required Parking</b>	Per zoning: 1 sp/BR + 1 sps/250 sf of common areas, offices and recreation).
<b>Bldg. Orientation</b>	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	

Zoning Reviewed By: zz

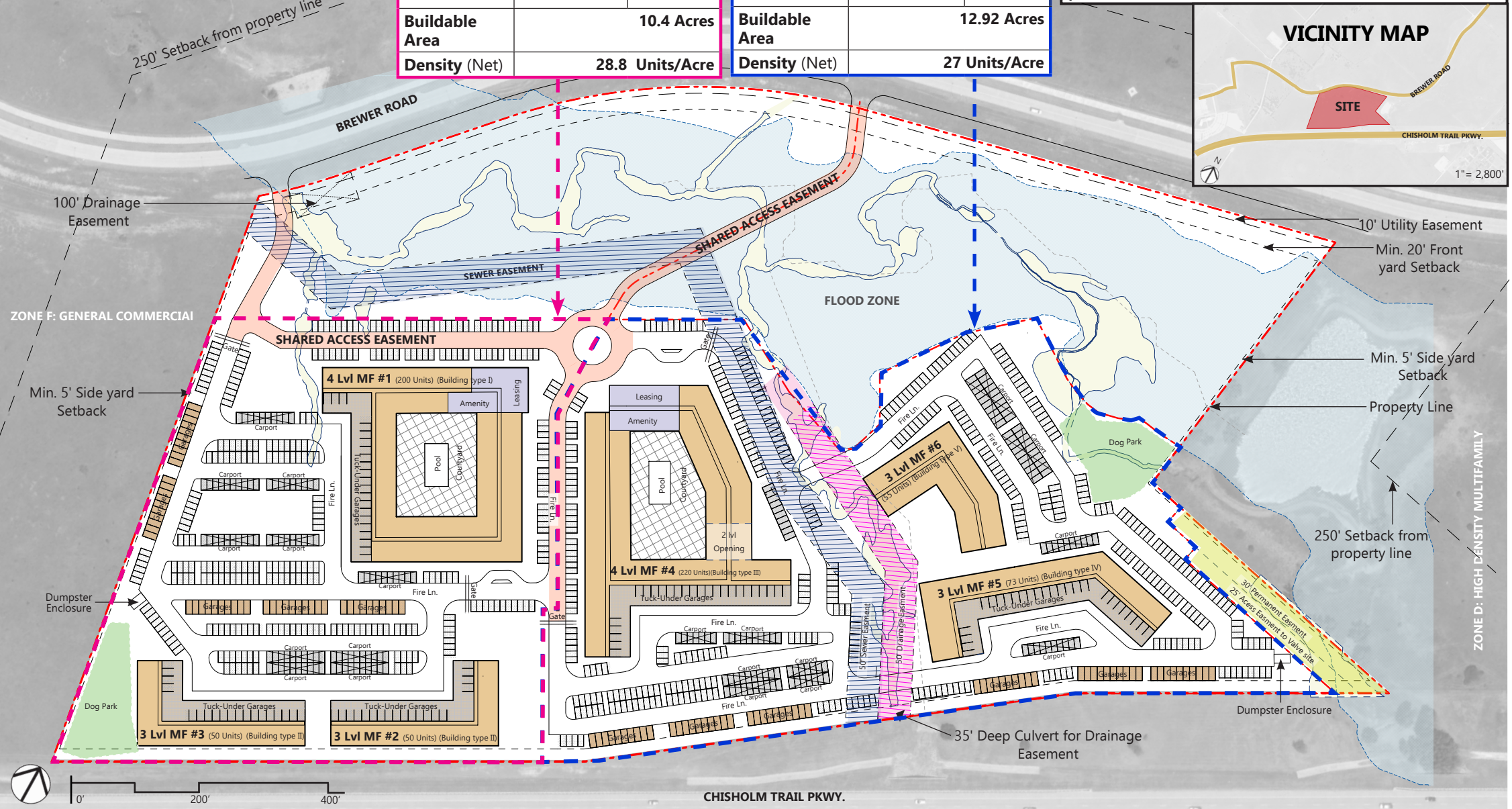
PROJECT DATA (PHASE 1 & 2)	
<b>Residential</b> (900 sf avg)	<b>648 units</b> (55% A units, 39% B units & 6% C units)
<b>Total Site Area</b>	<b>36 Acres</b>
<b>Density (Gross)</b>	<b>18 Units/Acre</b>

Legend	
	Floodplain
	50' Wide Sewer Easement
	50' Wide Drainage Easement

PHASE 1		
<b>Residential</b> (900 sf avg)	<b>300 units</b> (55% A units, 39% B units & 6% C units)	
<b>Leasing/Amenity</b>	<b>6,000 s.f.</b>	
<b>Parking Required</b>	Approx. 165 A units (1 sp/ bedroom)	165 sps
	Approx. 117 B units (1 sp/ bedroom)	234 sps
	Approx. 18 C units (1 sp/ bedroom)	54 sps
	Leasing/Amenity (1 sps/250 sf)	24 sps
	<b>Total</b>	<b>477 sps</b>
<b>Parking Provided</b>	Surface parking	294 sps
	Carports	98 sps
	Garages	108 sps
	<b>Total</b>	<b>500 sps</b>
<b>Buildable Area</b>	<b>10.4 Acres</b>	
<b>Density (Net)</b>	<b>28.8 Units/Acre</b>	

PHASE 2		
<b>Residential</b> (900 sf avg)	<b>348 units</b> (55% A units, 39% B units & 6% C units)	
<b>Leasing/Amenity</b>	<b>6,000 s.f.</b>	
<b>Parking Required</b>	Approx. 192 A units (1 sp/ bedroom)	192 sps
	Approx. 135 B units (1 sp/ bedroom)	270 sps
	Approx. 21 C units (1 sp/ bedroom)	63 sps
	Leasing/Amenity (1 sps/250 sf)	24 sps
	<b>Total</b>	<b>549 sps</b>
<b>Parking Provided</b>	Surface parking	371 sps
	Carports	110 sps
	Garages	109 sps
	<b>Total</b>	<b>590 sps</b>
<b>Buildable Area</b>	<b>12.92 Acres</b>	
<b>Density (Net)</b>	<b>27 Units/Acre</b>	

- General Notes:**
- This project will comply with Enhanced Landscaping Requirements for Section 4.712(d)(6).
  - This project will comply with Section 6.302, Urban Forestry.
  - All signage will conform to Article 4, Signs.
  - All provided lighting will conform to the Lighting Code.
  - This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.
  - Building façade and materials will comply with MFD standards
  - Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.
- Waivers to ask:**
- Parking permitted between the building and street.
  - Carports permitted between building face and street.




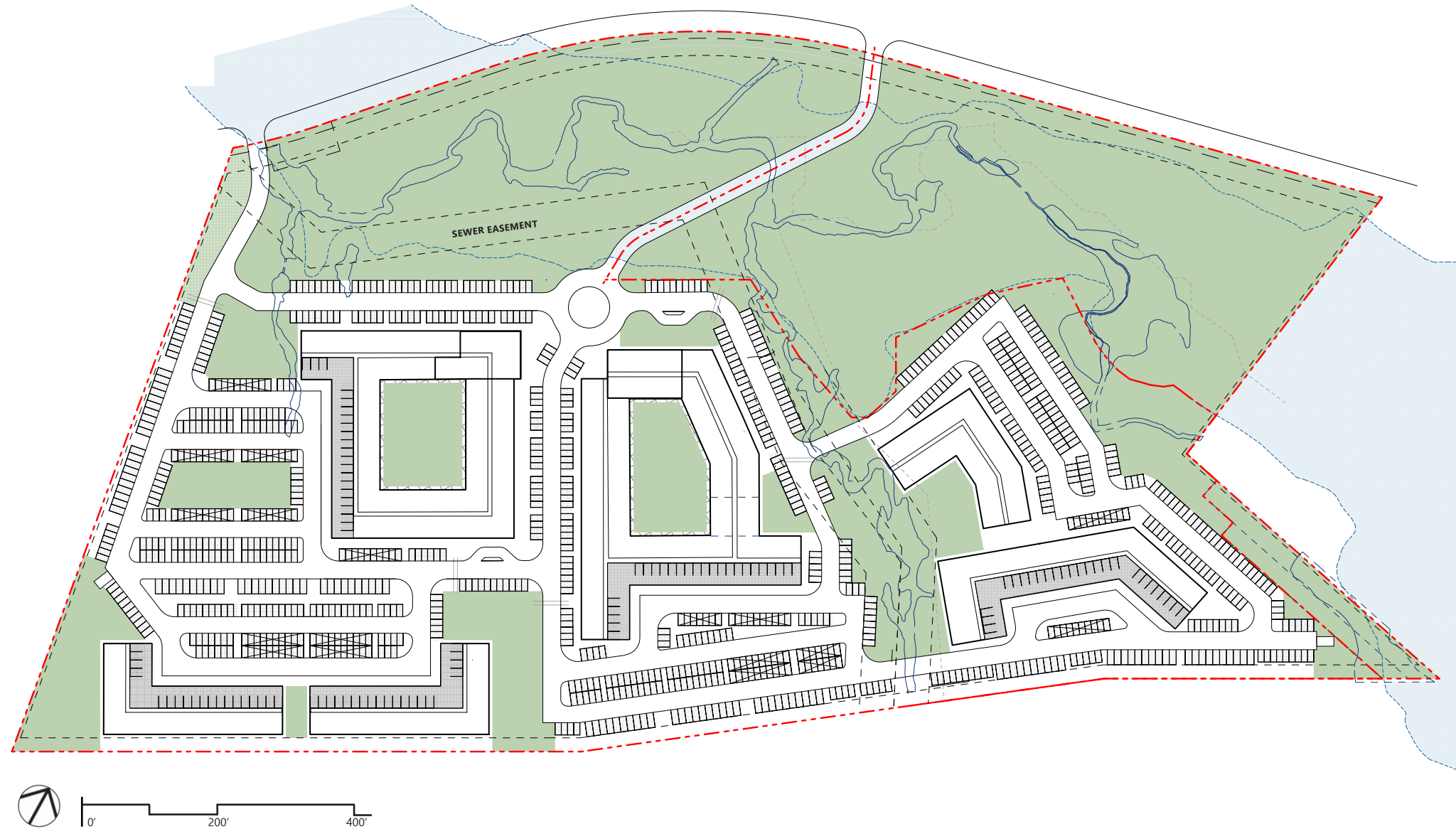
**Owner**  
 ZALE Properties  
 8333 Douglas Ave, Ste. 1500  
 Dallas, Texas 75225  
 Telephone: (214) 231-3765

**Architect**  
 JHP Architecture/ Urban Design  
 8340 Meadow Rd #150  
 Dallas, Texas 75231  
 Telephone: (214) 363-5687

Director of Development Services: \_\_\_\_\_ Date: \_\_\_\_\_  
**Zale Rock Creek - Site Plan**  
 Zoning Case No. SP-24-015  
 Location: Fort Worth, Texas (No Address Assigned)  
 Preparation Date: 11.08.2024

# OPEN SPACE PROVIDED EXHIBIT

<b>Required Open space</b> (Min. 35% of Net land area)		<b>+/- 12.6 Acres</b> (Net land area: 36 Acres / Include floodplain)
<b>Open space provided</b>		<b>+12.6 Acres</b> (Include floodplain)

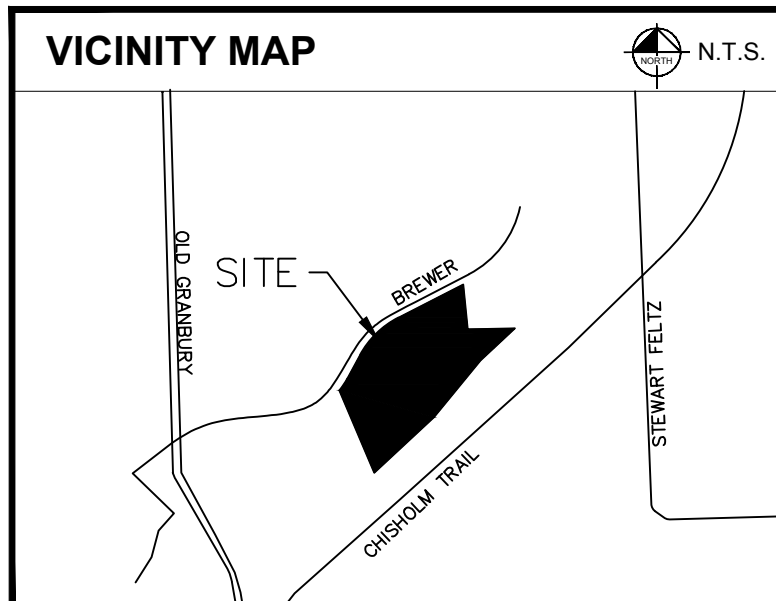
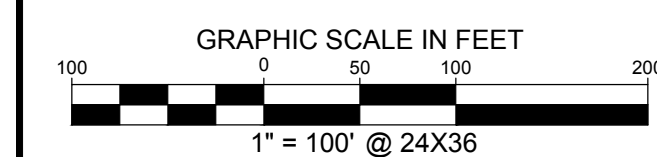
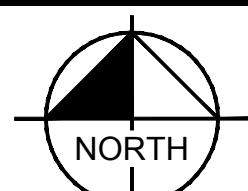


**Owner**  
 ZALE Properties  
 8333 Douglas Ave, Ste. 1500  
 Dallas, Texas 75225  
 Telephone: (214) 231-3765

**Architect**  
 JHP Architecture/ Urban Design  
 8340 Meadow Rd #150  
 Dallas, Texas 75231  
 Telephone: (214) 363-5687

Director of Development Services: \_\_\_\_\_ Date: \_\_\_\_\_  
**Zale Rock Creek - Site Plan**  
 Zoning Case No. SP-24-015  
 Location: Fort Worth, Texas (No Address Assigned)  
 Preparation Date: 11.08.2024



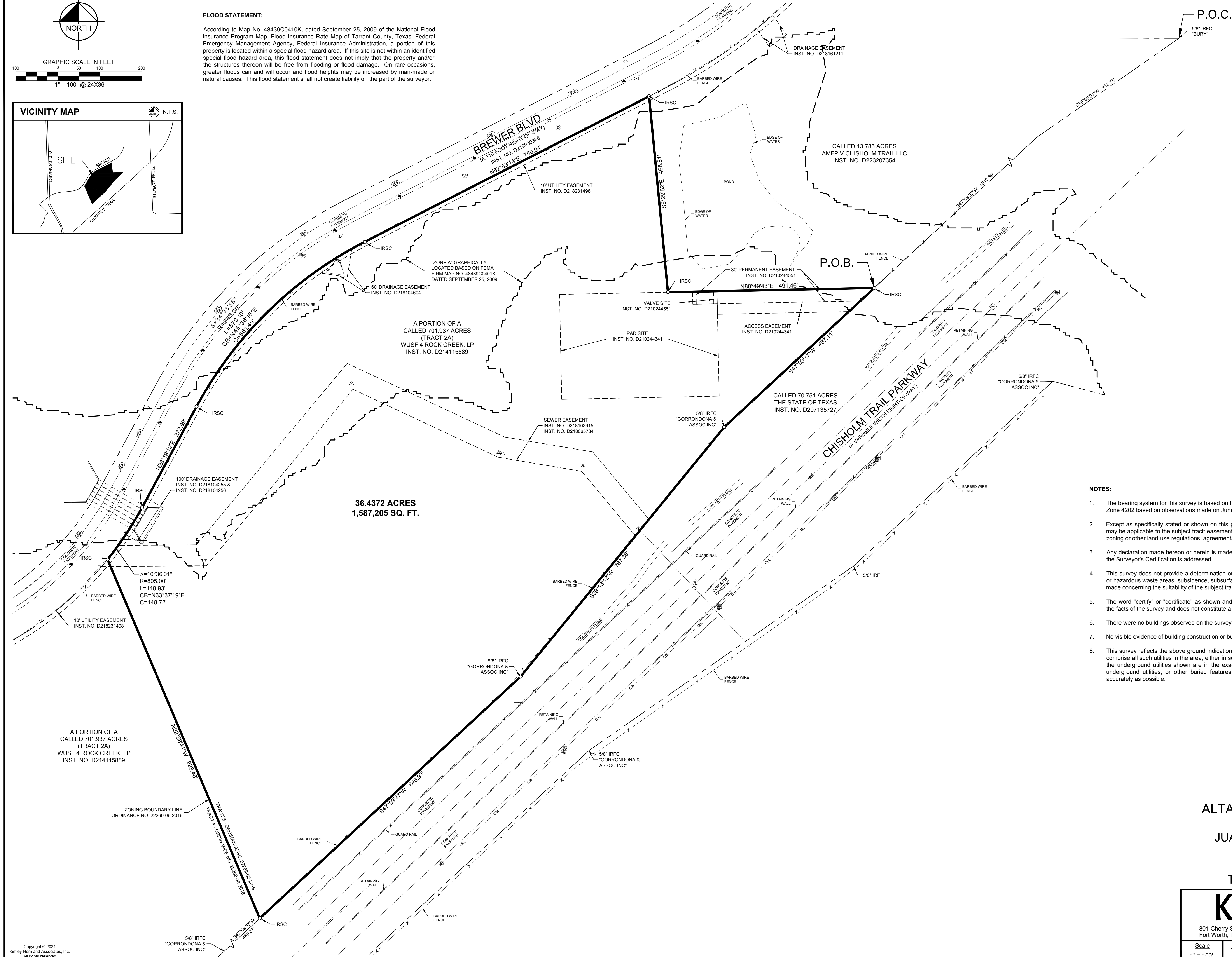


**FLOOD STATEMENT:**

According to Map No. 48439C0410K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LINE TYPE LEGEND	
(---)	BOUNDARY LINE
(---)	EASEMENT LINE
(---)	BUILDING LINE
(---)	WATER LINE
(---)	STORM SEWER LINE
(---)	UNDERGROUND GAS LINE
(---)	OVERHEAD UTILITY LINE
(---)	UNDERGROUND ELECTRIC LINE
(---)	UNDERGROUND TELEPHONE LINE
(---)	FENCE
(---)	CONCRETE PAVEMENT
(---)	ASPHALT PAVEMENT

LEGEND	
(M)	MAIL BOX
(S)	SANITARY SEWER CLEAN OUT
(C)	CABLE TV MANHOLE
(S)	SANITARY SEWER MANHOLE
(C)	CABLE TV MARKER FLAG
(S)	SANITARY SEWER MARKER FLAG
(C)	CABLE TV MARKER SIGN
(S)	SANITARY SEWER MARKER SIGN
(C)	CABLE TV VAULT
(S)	SANITARY SEWER VAULT
(C)	COMMUNICATIONS BOX
(S)	STORM SEWER BOX
(C)	COMMUNICATIONS HANDHOLE
(S)	STORM SEWER DRAIN
(C)	COMMUNICATIONS MANHOLE
(S)	STORM SEWER MANHOLE
(C)	COMMUNICATIONS MARKER SIGN
(S)	STORM SEWER MARKER SIGN
(C)	COMMUNICATIONS VAULT
(S)	STORM SEWER VAULT
(E)	ELEVATION BENCHMARK
(T)	TRAFFIC BOX
(F)	FIBER OPTIC BOX
(G)	CROSS WALK SIGNAL
(F)	FIBER OPTIC MANHOLE
(G)	TRAFFIC MANHOLE
(F)	FIBER OPTIC MARKER FLAG
(G)	TRAFFIC MARKER SIGN
(F)	FIBER OPTIC MARKER SIGN
(G)	TRAFFIC VAULT
(M)	MONITORING WELL
(U)	UNIDENTIFIED BOX
(G)	GAS HANDHOLE
(U)	UNIDENTIFIED HANDHOLE
(M)	GAS METER
(U)	UNIDENTIFIED METER
(G)	GAS MANHOLE
(U)	UNIDENTIFIED MANHOLE
(M)	GAS MARKER FLAG
(U)	UNIDENTIFIED MARKER FLAG
(M)	GAS SIGN
(U)	UNIDENTIFIED MARKER SIGN
(G)	GAS TANK
(U)	UNIDENTIFIED TANK
(M)	GAS VALVE
(U)	UNIDENTIFIED VALVE
(T)	TELEPHONE BOX
(U)	UNIDENTIFIED VALVE
(T)	TELEPHONE HANDHOLE
(U)	UNIDENTIFIED HANDHOLE
(T)	TELEPHONE MANHOLE
(U)	UNIDENTIFIED MANHOLE
(T)	TELEPHONE MARKER SIGN
(U)	UNIDENTIFIED MARKER SIGN
(T)	TELEPHONE VAULT
(U)	UNIDENTIFIED VAULT
(P)	PIPELINE MARKER SIGN
(W)	WATER METER
(B)	BATTERY BOX
(W)	WATER MANHOLE
(F)	FLOOD LIGHT
(W)	WATER VALVE
(A)	AIR RELEASE VALVE
(G)	GUY ANCHOR
(W)	WATER MARKER SIGN
(E)	ELECTRIC METER
(W)	WATER WELL
(E)	ELECTRIC MANHOLE
(W)	WATER VALVE
(E)	ELECTRIC MARKER FLAG
(W)	WATER VALVE
(E)	ELECTRIC MARKER SIGN
(W)	WATER VALVE
(U)	UTILITY POLE
(F)	FLAG POLE
(T)	TELEPHONE TRANSFORMER
(R)	IRON ROD FOUND
(E)	ELECTRIC VAULT
(R)	IRON ROD WITH CAP FOUND
(U)	UNIDENTIFIED VAULT
(M)	MANHOLE FOUND
(R)	IRON ROD FOUND
(U)	UNIDENTIFIED VAULT
(M)	MANHOLE FOUND
(P)	POINT FOR CORNER
(S)	SIGN
(M)	MARQUEE/BILLBOARD
(B)	BOUNDARY LINE
(S)	SOIL LOCATION
(P)	P.O.C. POINT OF BEGINNING
(S)	FLAG POLE
(P)	P.O.C. POINT OF COMMENCING
(G)	GREASE TRAP
(A)	CENTRAL ANGLE



**NOTES:**

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202 based on observations made on June 3, 2022.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, agreements, lease agreements and ownership title evidence.
- Any declaration made hereon or herein is made to the original purchaser of the survey and the other parties to whom the Surveyor's Certification is addressed.
- This survey does not provide a determination or opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- There were no buildings observed on the surveyed property.
- No visible evidence of building construction or building additions were observed at the time of survey.
- This survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Furthermore, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.

ALTA/NSPS LAND TITLE SURVEY  
 36.4372 ACRES  
 JUAN JOSE ALBRADO SURVEY  
 ABSTRACT NO. 4  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102  
 Tel. No. (817) 335-6511  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DMD	JDW	6/11/2024	064105022	1 OF 2

DESCRIPTION OF SURVEYED PROPERTY:

BEING a 36.4372 acre (1,587,205 square foot) tract of land situated in the Juan Jose Albrado Survey, Abstract No. 4, City of Fort Worth, Tarrant County, Texas, and being part of a called 701.937 acre tract of land (Tract 2A) described in Deed without Warranty to WUSF 4 Rock Creek, LP recorded in Instrument No. D214115889, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "BURY" found at the northwesternmost corner of a called 70.751 acre tract of land described in Deed to The State of Texas recorded in Instrument No. D207135727, said Official Public Records, and being in the northwest right-of-way line of Chisholm Trail Parkway, a variable width right-of-way;

THENCE South 55°06'01" West, along the northwest line of the said called 70.751 acre tract and along the said northwest right-of-way line, a distance of 412.75 feet to a point;

THENCE South 47°09'37" West, continuing along the said northwest line and the said northwest right-of-way line, a distance of 1512.89 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the POINT OF BEGINNING;

THENCE, continuing along the said northwest line and the said northwest right-of-way line, the following three (3) calls:

South 47°09'37" West, a distance of 487.11 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA & ASSOC INC" found for corner;

South 39°13'12" West, a distance of 767.36 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA & ASSOC INC" found for corner;

South 47°09'37" West, a distance of 846.93 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, from which a 5/8-inch iron rod with cap stamped "GORRONDONA & ASSOC INC" found bears South 47°09'37" West, a distance of 469.87 feet;

THENCE North 22°58'41" West, departing the said northwest line and the said northwest right-of-way line, a distance of 923.48 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being in the southeast right-of-way line of Brewer Boulevard, a 110-foot right-of-way, as shown on the plat recorded in Instrument No. D219030365, said Official Public Records, and being at the beginning of a non-tangent curve to the left having a central angle of 10°36'01", a radius of 805.00 feet, a chord bearing and distance of North 33°37'19" East, 148.72 feet;

THENCE, along the said southeast right-of-way line, the following four (4) calls:

In a northeasterly direction, with said curve to the left, an arc distance of 148.93 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 28°19'19" East, a distance of 272.99 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being at the beginning of a tangent curve to the right having a central angle of 34°33'55", a radius of 945.00 feet, a chord bearing and distance of North 45°36'16" East, 561.49 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 570.10 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 62°53'14" East, a distance of 760.04 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 5°29'52" East, departing the said southeast right-of-way line, a distance of 468.81 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 88°49'43" East, a distance of 491.46 feet to the POINT OF BEGINNING and containing 36.4372 acres or 1,587,205 square feet of land, more or less.

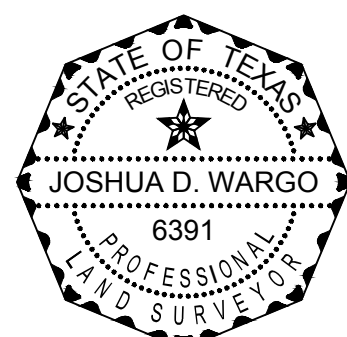
SURVEYORS CERTIFICATION:

To: Title Resources Guaranty Company; Independence Title; Rock Creek Ranch UDI Deeds; Zale Properties, Inc.; Walton Texas, LP; and WUSF 4 Rock Creek, LP;

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 1, 3, 4, 8, 9, 13, and 16 of Table A thereof. The field work was completed on May 21, 2024

Survey Date: June 11, 2024

Joshua D. Wargo Registered Professional Land Surveyor No. 6391 Kimley-Horn and Associates, Inc. 801 Cherry Street, Unit 11, Suite 1300 Fort Worth, Texas 76102 Ph. 817-962-2193 josh.wargo@kimley-horn.com



NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, provided by Title Resources Guaranty Company, GF. No. 2416239-SDDF, effective date April 30, 2024, issued May 13, 2024.)

- 1. The subject tract is not part of the tracts of land described in the documents recorded in Volume 3462, Page 385, Volume 3521, Page 77, and Volume 3521, Page 80, Deed Records, Tarrant County, Texas, and Instrument Nos. D223207362 and D223159055, Official Public Records, Tarrant County, Texas.
The subject tract is part of the tracts of land described in the documents recorded in Instrument Nos. D219293544, D223206762, D223159056, D223210275, D223210510, and D223205959, Official Public Records, Tarrant County, Texas.
10i. The subject tract is not part of the tract of land described in the document recorded in Instrument No. D210208371, Official Public Records, Tarrant County, Texas.
10j. The subject tract is part of the tract of land described in the document recorded in Instrument No. D210208372, Official Public Records, Tarrant County, Texas.
10k. The subject tract is not part of the tract of land described in the document recorded in Instrument No. D210208373, Official Public Records, Tarrant County, Texas.
10l. The easement recorded in Instrument No. D210244341, Official Public Records, Tarrant County, Texas is located on the subject tract as shown hereon.
10m. The easement recorded in Instrument No. D210244342, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10n. The easement recorded in Instrument No. D210244551, Official Public Records, Tarrant County, Texas is located on the subject tract as shown hereon.
10o. The easement recorded in Instrument No. D210244581, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10p. The easement recorded in Instrument No. D210244582, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10q. The easement recorded in Instrument No. D210244583, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10r. The easement recorded in Instrument No. D210244335, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10s. The easement recorded in Instrument No. D210244548, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10t. The easement recorded in Instrument Nos. D210244549 and D212186104, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10u. The easement recorded in Instrument No. D210244580, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10v. The easement recorded in Instrument No. D212186102, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10w. The easement recorded in Instrument No. D212186103, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10x. The subject tract is part of the tract of land described in the document recorded in Instrument No. D206112676, Official Public Records, Tarrant County, Texas.
10y. The subject tract is part of the tract of land described in the document recorded in Instrument No. D210208374, Official Public Records, Tarrant County, Texas.
10z. The easement recorded in Volume 1840, Page 130, Deed Records, Tarrant County, Texas is not located on the subject tract.
10aa. The subject tract is not part of the tract of land described in the document recorded in Volume 1957, Page 497, Deed Records, Tarrant County, Texas.
10bb. Not a survey item.
10cc. The subject tract is part of the tract of land described in the document recorded in Instrument No. D205348079, Official Public Records, Tarrant County, Texas.
10dd. The easement recorded in Instrument No. D205348080, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10ee. The subject tract is not part of the tract of land described in the documents recorded in Instrument Nos. D204102686, D205189924, D206091861, and D206091860, Official Public Records, Tarrant County, Texas.
10ff. The subject tract is not part of the tract of land described in the documents recorded in Instrument Nos. D204396413, D205341891, and D206091862, Official Public Records, Tarrant County, Texas.
10gg. The subject tract is not part of the tract of land described in the document recorded in Instrument Nos. D206142301 and D206170014, Official Public Records, Tarrant County, Texas.
10hh. The subject tract is part of the tract of land described in the document recorded in Instrument No. D214115889, Official Public Records, Tarrant County, Texas.
10ii. No lease agreement document provided to surveyor.
10jj. The easement recorded in Instrument No. D218161224, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10kk. The easement recorded in Instrument No. D218161219, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10ll. The easement recorded in Instrument No. D218161211, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10mm. The easement recorded in Instrument No. D218161210, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10nn. The easement recorded in Instrument No. D218161218, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10oo. The easement recorded in Instrument No. D218161209, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10pp. The easement recorded in Instrument No. D218161208, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10qq. The easement recorded in Instrument No. D218161207, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10rr. The easement recorded in Instrument No. D218161202, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10ss. The easement recorded in Instrument No. D218161201, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10tt. The easement recorded in Instrument No. D218161199, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10uu. The easement recorded in Instrument No. D218159528, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10vv. The easement recorded in Instrument Nos. D218111458 and D218236112, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10ww. The easement recorded in Instrument No. D218104258, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10xx. The easement recorded in Instrument No. D218104257, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10yy. The easement recorded in Instrument No. D218104256, Official Public Records, Tarrant County, Texas is located on the subject tract as shown hereon.
10zz. The easement recorded in Instrument No. D218104255, Official Public Records, Tarrant County, Texas is located on the subject tract as shown hereon.
10aaa. The easement recorded in Instrument No. D218103915, Official Public Records, Tarrant County, Texas is located on the subject tract as shown hereon.
10bbb. The easement recorded in Instrument No. D218065784, Official Public Records, Tarrant County, Texas is located on the subject tract as shown hereon.
10ccc. The subject tract is part of the tract of land described in the document recorded in Instrument No. D21793867, Official Public Records, Tarrant County, Texas.
10ddd. The easement recorded in Instrument No. D216297141, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10eee. The easement recorded in Instrument No. D218259581, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10fff. The easement recorded in Instrument No. D218254327, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10ggg. The easement recorded in Instrument No. D218231500, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10hhh. The easement recorded in Instrument No. D218231499, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10iii. The easement recorded in Instrument No. D218231498, Official Public Records, Tarrant County, Texas is located on the subject tract as shown hereon.
10jii. The easement recorded in Instrument No. D218161225, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10kkk. The easement recorded in Instrument No. D218161229, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10lll. The easement recorded in Instrument No. D223161382, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10mmm. The easement recorded in Instrument No. D223161362, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10nnn. The easement recorded in Instrument No. D223161361, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10ooo. The easement recorded in Instrument No. D223161348, Official Public Records, Tarrant County, Texas is not located on the subject tract.

- 10ppp. The subject tract is part of the tract of land described in the document recorded in Instrument No. D223159059, Official Public Records, Tarrant County, Texas.
10qqq. The subject tract is part of the tract of land described in the document recorded in Instrument No. D223159058, Official Public Records, Tarrant County, Texas.
10rrr. The subject tract is not part of the tract of land described in the document recorded in Instrument No. D223159057, Official Public Records, Tarrant County, Texas.
10sss. The easement recorded in Instrument No. D223150793, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10ttt. The easement recorded in Instrument No. D222176296, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10uuu. The easement recorded in Instrument No. D221380002, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10vvv. The easement recorded in Instrument No. D219125367, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10www. The easement recorded in Instrument No. D219108839, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10xxx. The easement recorded in Instrument No. D218178669, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10yyy. The easement recorded in Instrument No. D218161231, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10zzz. The easement recorded in Instrument No. D218161230, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10aaaa. The easement recorded in Instrument No. D218104604, Official Public Records, Tarrant County, Texas is located on the subject tract as shown hereon.
10bbbb. The easement recorded in Instrument No. D218065794, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10cccc. The easement recorded in Instrument No. D218065785, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10dddd. The subject tract is part of the tract of land described in the document recorded in Instrument No. D217211362, Official Public Records, Tarrant County, Texas.
10eeee. The subject tract is part of the tract of land described in the document recorded in Instrument No. D217210249, Official Public Records, Tarrant County, Texas.
10fff. The easement recorded in Instrument No. D217208497, Official Public Records, Tarrant County, Texas, is not located on the subject tract.
10ggg. The easement recorded in Instrument No. D217186616, Official Public Records, Tarrant County, Texas, is not located on the subject tract.
10hhhh. The subject tract is part of the tract of land described in the document recorded in Instrument No. D214218299, Official Public Records, Tarrant County, Texas.
10iiii. The easement recorded in Instrument No. D223162085, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10jjjj. The easement recorded in Instrument No. D223161834, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10kkkk. The easement recorded in Instrument No. D223161831, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10llll. The easement recorded in Instrument No. D223161825, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10mmmm. The easement recorded in Instrument No. D223161774, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10nnnn. The easement recorded in Instrument No. D223161765, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10oooo. The easement recorded in Instrument No. D223161751, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10pppp. The easement recorded in Instrument No. D223161718, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10qqqq. The easement recorded in Instrument No. D223161708, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10rrrr. The easement recorded in Instrument No. D223161514, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10ssss. The easement recorded in Instrument No. D223161409, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10tttt. The easement recorded in Instrument No. D218038489, Official Public Records, Tarrant County, Texas is not located on the subject tract.
10uuuu. Not a survey item.

ALTA/NSPS LAND TITLE SURVEY
36.4372 ACRES
JUAN JOSE ALBRADO SURVEY
ABSTRACT NO. 4
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley Horn logo

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FIRM # 10194040
Tel. No. (817) 335-6511 www.kimley-horn.com
Scale: N/A, Drawn by: DMD, Checked by: JDW, Date: 6/11/2024, Project No.: 064105022, Sheet No.: 2 OF 2