



# 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  
200 Texas St, 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: 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:	



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** MEI INVESTMENTS, L.P.

Mailing Address 200 NORTH COLLINS City, State, Zip ARLINGTON, TX 76011

Phone 817-301-6986 Email XXXXX

**APPLICANT** ELIZABETH BENTLEY, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

Mailing Address 1707 MARKET PLACE BLVD, SUITE 100 City, State, Zip IRVING, TX 75063

Phone 214-577-1056 Email ELIZABETH.BENTLEY@LENNAR.COM

**AGENT / OTHER CONTACT** COLLIER SCHATZ, PAPE-DAWSON CONSULTING ENGINEERS, LLC

Mailing Address 6105 TENNYSON PARKWAY, SUITE 210 City, State, Zip PLANO, TX 75024

Phone 214-420-8494 Email CSCHATZ@PAPE-DAWSON.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): SE CORNER OF MCPHERSON RD AND FOREST HILL EVERMAN RD

Total Rezoning Acreage: 11.662  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: 11.662 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 <i>(no change to development standards or waivers)</i> <input checked="" type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: <u>PD 1310</u> Previous Zoning Case Number: _____

**DEVELOPMENT INFORMATION**

Current Zoning District(s): E Proposed Zoning District(s): PD 1310

Current Use of Property: NEIGHBORHOOD COMMERCIAL

Proposed Use of Property: MEDIUM DENSITY 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: PD 1310

Land Uses Being Added or Removed: MEDIUM DENSITY MULTIFAMILY

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.

INCORPORATE 11.662 AC INTO PD 1310

PROPOSED PD LAND USES: RESIDENTIAL DWELLING UNITS AS WELL AS USES ALLOWED UNDER THE "C" MEDIUM DENSITY MULTIFAMILY DISTRICT.

AMENITIES FOR ENHANCED LANDSCAPE SHALL INCLUDE: STREET TREES (10PTS), PRIVATE PARK/DOG PARK (5PTS), AND SUSTAINABLE LANDSCAPING (5PTS).

MINIMUM AREA FOR PRIVATE PARK/DOG PARK AND SUSTAINABLE LANDSCAPING WILL BE 1000 SF EACH

MFD IS NOT REQUIRED FOR THIS DEVELOPMENT AS "WAIVER REQUIRED"

THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "C" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:

-ADDITIONAL AMENITIES MAY INCLUDE: PEDESTRIAN SCALED LIGHTING, COURTYARD AREAS, AND COMMUNITY GARDEN

-RESIDENTIAL UNITS MINIMUM TEN FOOT (10') SEPARATION WALL TO WALL

-30' BUILDING SETBACK FOR WEST PROPERTY LINE

-FRONT YARD SETBACK IS TEN FEET (10')

MAXIMUM DENSITY PER ACRE SHALL BE 12 UNITS PER GROSS ACRE

-FACADE REQUIREMENTS DO NOT APPLY TO THIS DEVELOPMENT

-MINIMUM 30% OPEN SPACE

## 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 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.

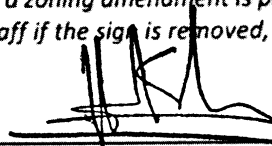
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council 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.

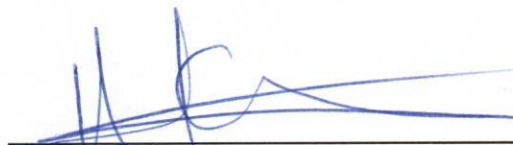
Owner's Signature (of the above referenced property): 

Owner's Name (Printed): Husien Mahroug

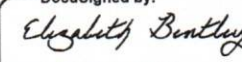
**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

AUTHORITY IS HEREBY GRANTED TO (NAME) ELIZABETH BENTLEY, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 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:

11.662 ACES, MEI INVESTMENTS, L.P., PORTION OF A CALLED 68.76 ACRES, CC# D218243662, O.P.R.T.C.T. (CERTIFIED LEGAL DESCRIPTION)

  
Owner's Signature (of the above referenced property)

Husien Mahroug  
Owner's Name (Printed)

DocuSigned by:  
  
662F9C0343854DF  
Applicant or Agent's Signature  
Elizabeth Bentley

Applicant or Agent's Name (Printed):



## 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.

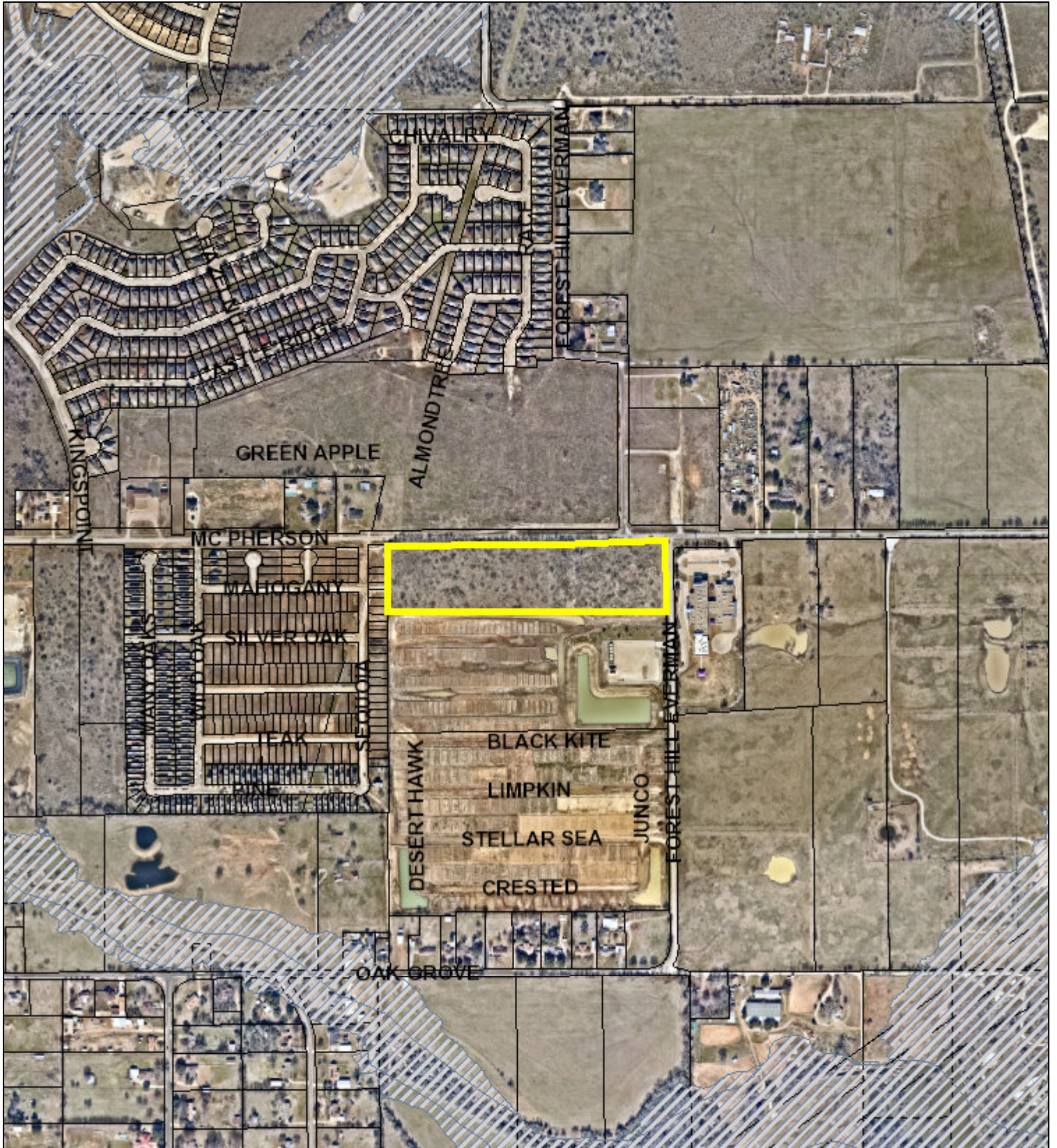
For multifamily projects in CR, C, or D districts, also include the following note:

- 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.

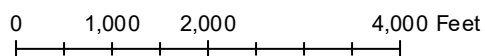
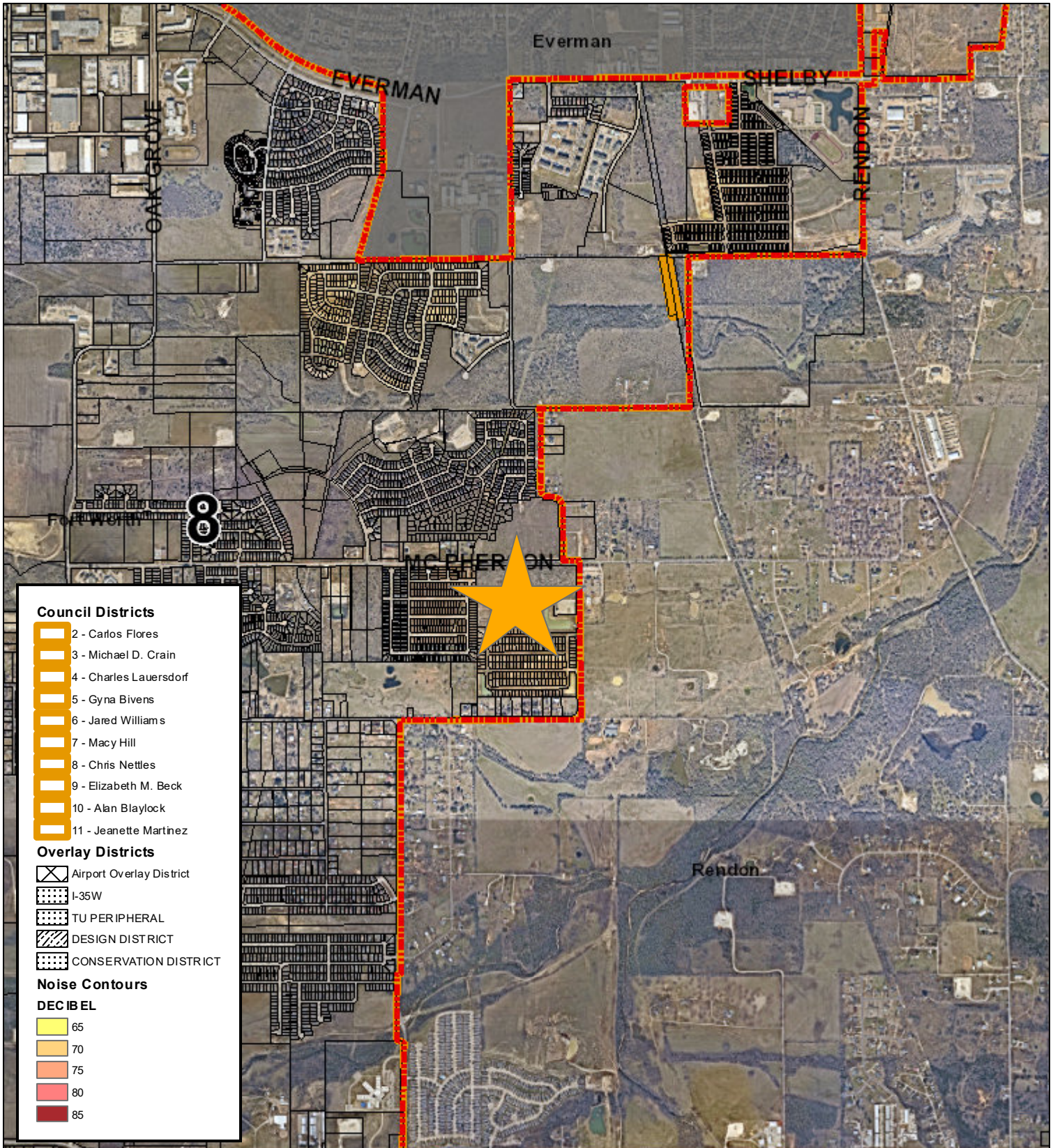
**Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute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

## Aerial Photo Map



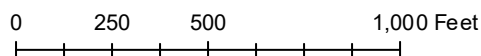
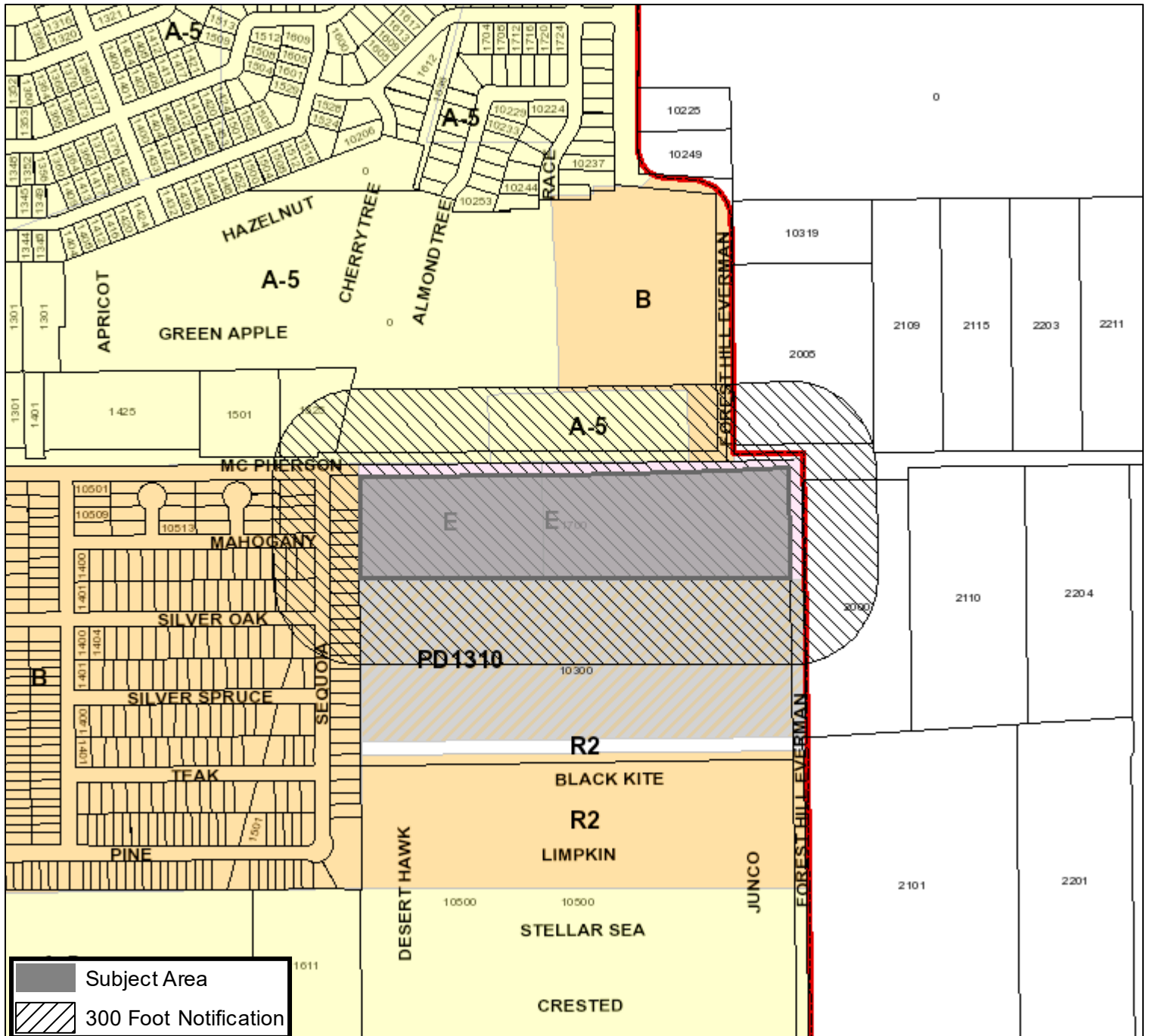


### Area Map

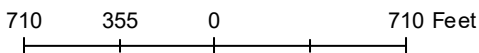
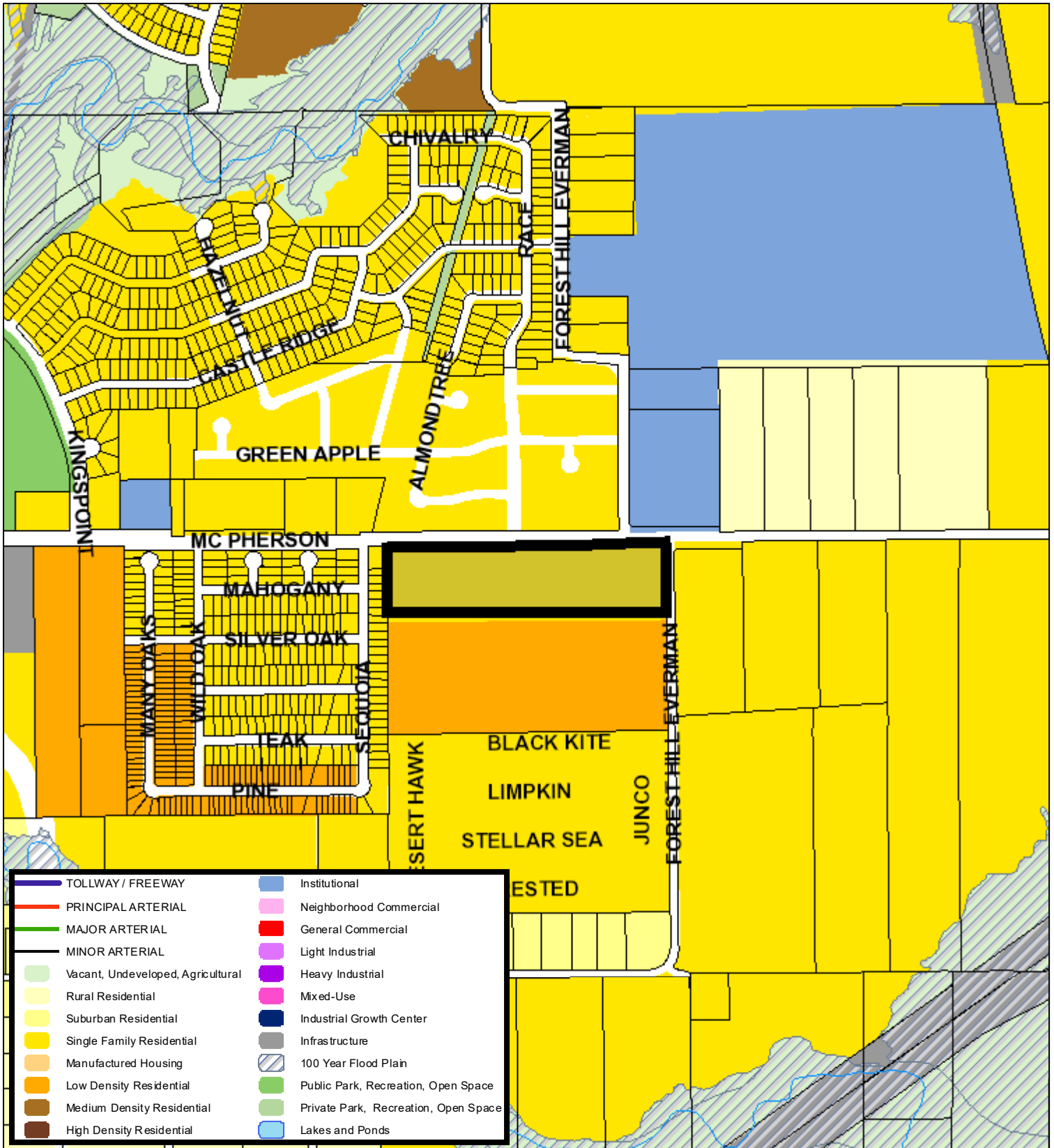


## Area Zoning Map

Applicant: MEI Investments LP  
 Address: 1700 McPherson Road  
 Zoning From: E  
 Zoning To: PD/C  
 Acres: 12.21630184  
 Mapsco: Text  
 Sector/District: Far\_South  
 Commission Date: 7/10/2024  
 Contact: null



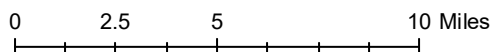
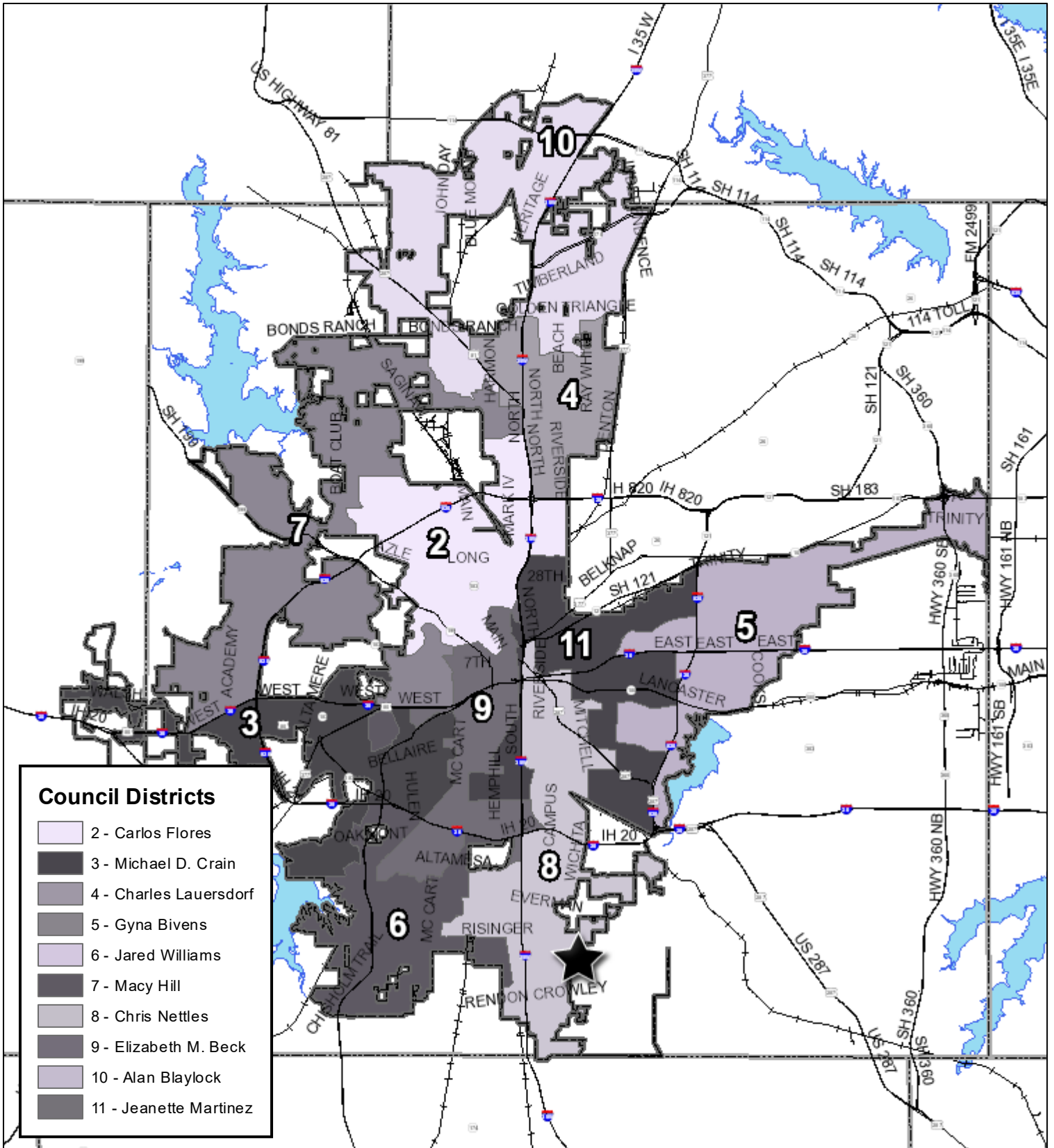
### Future Land Use



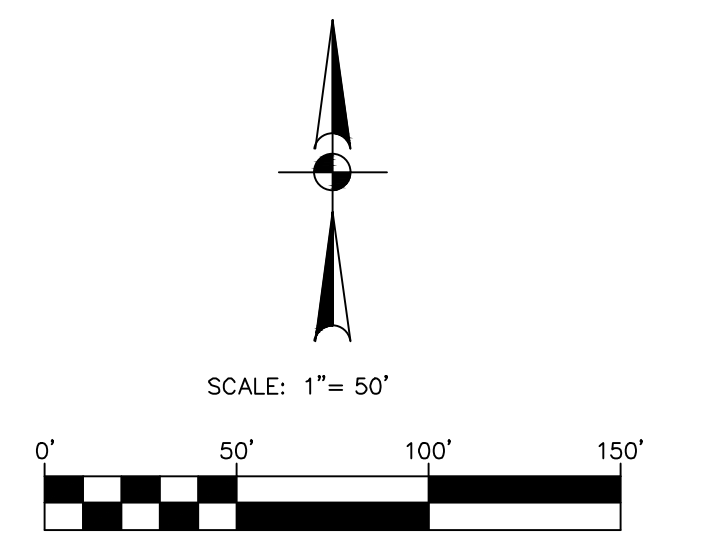
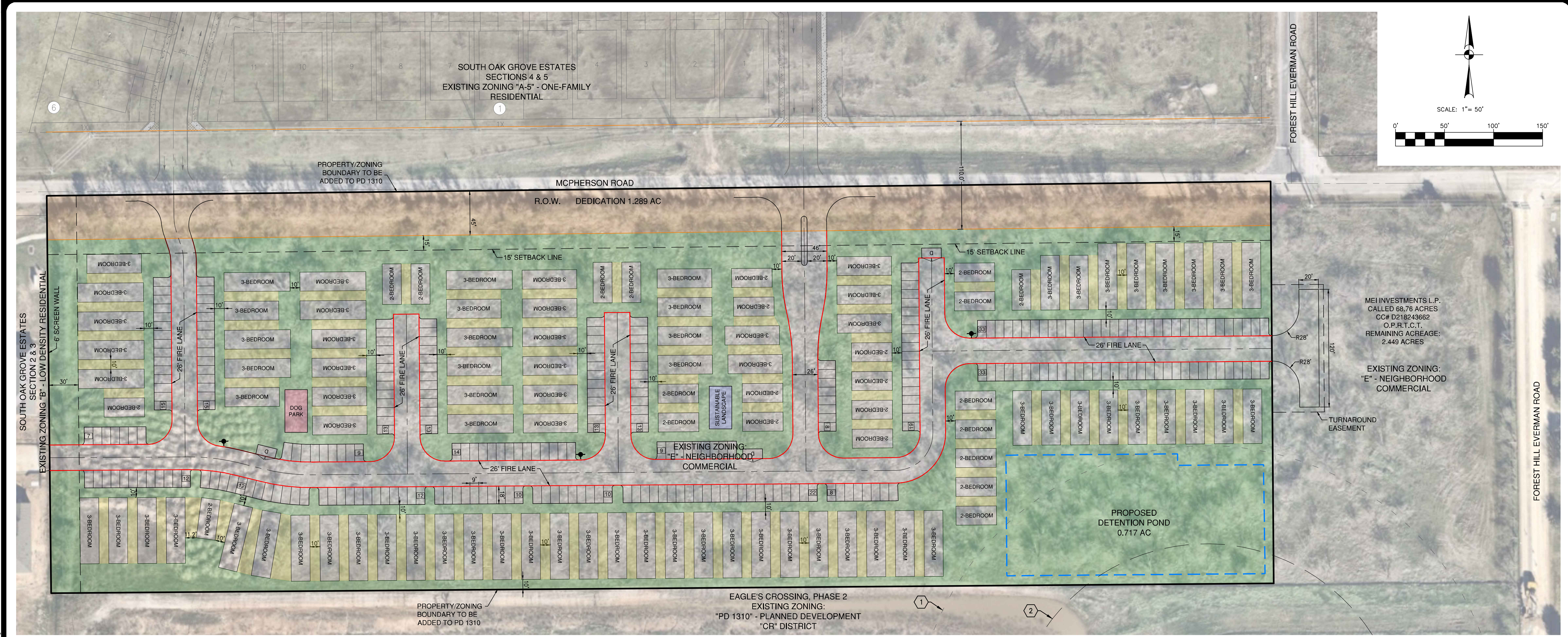
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



## Location Map



Date: Apr 23, 2024, 11:30am User ID: eschatz  
 File: W:\projects\70173\03\2.0 Design\2.4 Civil\2.4.4 Exhibits\Site Plan\240423 Eagle's Crossing 3 - Site Plan\_1.dwg



**KEYNOTE**

- ① 300' BUILDING SETBACK FOR PROTECTED USE AND PUBLIC BUILDING STRUCTURES
- ② 200' BUILDING SETBACK FOR HABITABLE STRUCTURES

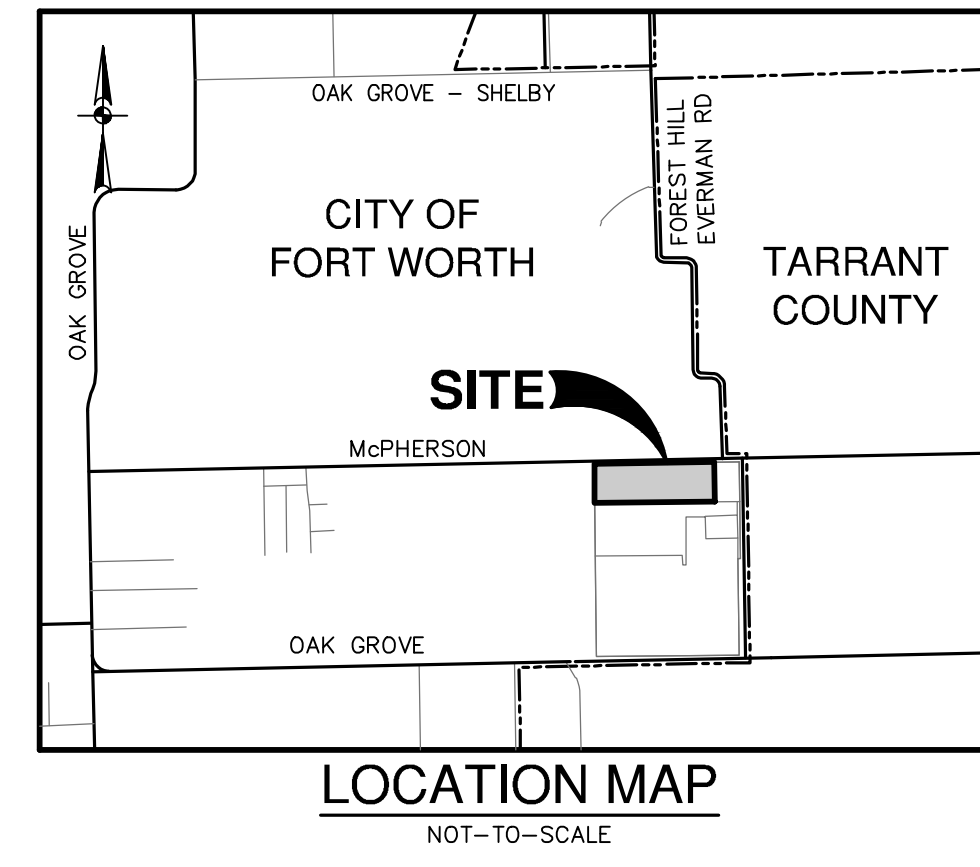
BUILDING SUMMARY	STORIES	SINGLE STORY BLDG HEIGHT (FT)	MAX ROOF HEIGHT (FT)	UNITS	MIX	BEDROOM PER UNIT	PARKING REQUIRED
PLAN #1	1	8	13.33	24	22%	2	48
PLAN #2	1	8	13.33	35	33%	3	105
PLAN #3	1	8	13.33	48	45%	3	144
COMMON AREA							
TOTAL				107	100%		297

PARKING TYPE	NO. SPACES PROVIDED	MIX
SURFACE PARKING REQUIRED	297	100%
SURFACE PARKING PROVIDED	300	
TOTAL	300	107%

SITE SUMMARY TABLE	
TOTAL NUMBER OF UNITS	107 UNITS
GROSS ACREAGE	11.66 ACRE
MCPHERSON R.O.W. DEDICATION	1.289 ACRE
NET ACREAGE	10.371 ACRE
DENSITY	9.177 DU/ACRE
OPEN SPACE	3.878 ACRE
PERCENTAGE OPEN SPACE	37.39%

**LEGEND**

- UNIT PLAN # 1 2 BEDROOM
- UNIT PLAN # 2 3 BEDROOM
- UNIT PLAN # 3 3 BEDROOM
- SURFACE PARKING SPACES
- R.O.W. DEDICATION
- OPEN SPACE - 3.793 AC
- PRIVATE OPEN AREA - 1.227 AC
- DOG PARK - 0.023 AC
- SUSTAINABLE LANDSCAPE - 0.023 AC
- DETENTION POND
- PROPERTY/ZONING BOUNDARY TO BE ADDED TO PD 1310
- PROPOSED FIRE HYDRANT



- NOTES:**
- PROPOSED PD LAND USES: RESIDENTIAL DWELLING UNITS AS WELL AS USES ALLOWED UNDER THE "C" MEDIUM DENSITY MULTIFAMILY DISTRICT.
  - ALL PROVIDED LIGHTING SHALL CONFORM TO LIGHTING CODE.
  - ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
  - PLANTED TREE SPACING WILL FOLLOW GUIDELINES SIMILAR TO THOSE ESTABLISHED FOR SINGLE FAMILY DEVELOPMENTS.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
  - THIS PROJECT WILL COMPLY WITH FORT WORTH SIGN CODE.
  - DUMPSTERS WILL BE SCREENED ON ALL THREE SIDES AND CONTAIN A GATE.
  - AMENITIES FOR ENHANCED LANDSCAPE PLAN SHALL INCLUDE: STREET TREES (10PTS) PRIVATE PARK/DOG PARK (5PTS), AND SUSTAINABLE LANDSCAPE (5PTS).
  - MINIMUM AREA FOR PRIVATE PARK/DOG PARK AND SUSTAINABLE LANDSCAPE WILL BE 1,000 SQUARE FEET EACH. THE LOCATIONS OF DESIGNATED AREAS SHOWN ON SITE PLAN ARE SHOWN FOR PLANNING PURPOSES. THE EXACT LOCATION WILL BE DETERMINED DURING PLATTING.
  - MFD IS NOT REQUIRED FOR THIS DEVELOPMENT AS "WAIVER REQUIRED."
  - THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "C" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
    - ADDITIONAL AMENITIES MAY INCLUDE: PEDESTRIAN SCALED LIGHTING, COURTYARD AREAS, AND COMMUNITY GARDEN.
    - RESIDENTIAL UNITS MINIMUM TEN FOOT (10') SEPARATION WALL TO WALL.
    - 30' BUILDING SETBACK FOR WEST PROPERTY LINE AND 15' BUILDING SETBACK FOR SOUTH PROPERTY LINE ADJACENT TO SINGLE FAMILY.
    - FRONT YARD SETBACK IS TEN FEET (10').
    - MAXIMUM DENSITY PER ACRE SHALL BE 12 UNITS PER GROSS ACRE.
    - FAÇADE REQUIREMENTS DO NOT APPLY TO THIS DEVELOPMENT.
    - MINIMUM 30% OPEN SPACE REQUIRED.

**OWNER**  
 MEI INVESTMENTS, L.P.  
 200 NORTH COLLINS  
 ARLINGTON, TEXAS 76011  
 817-301-6986

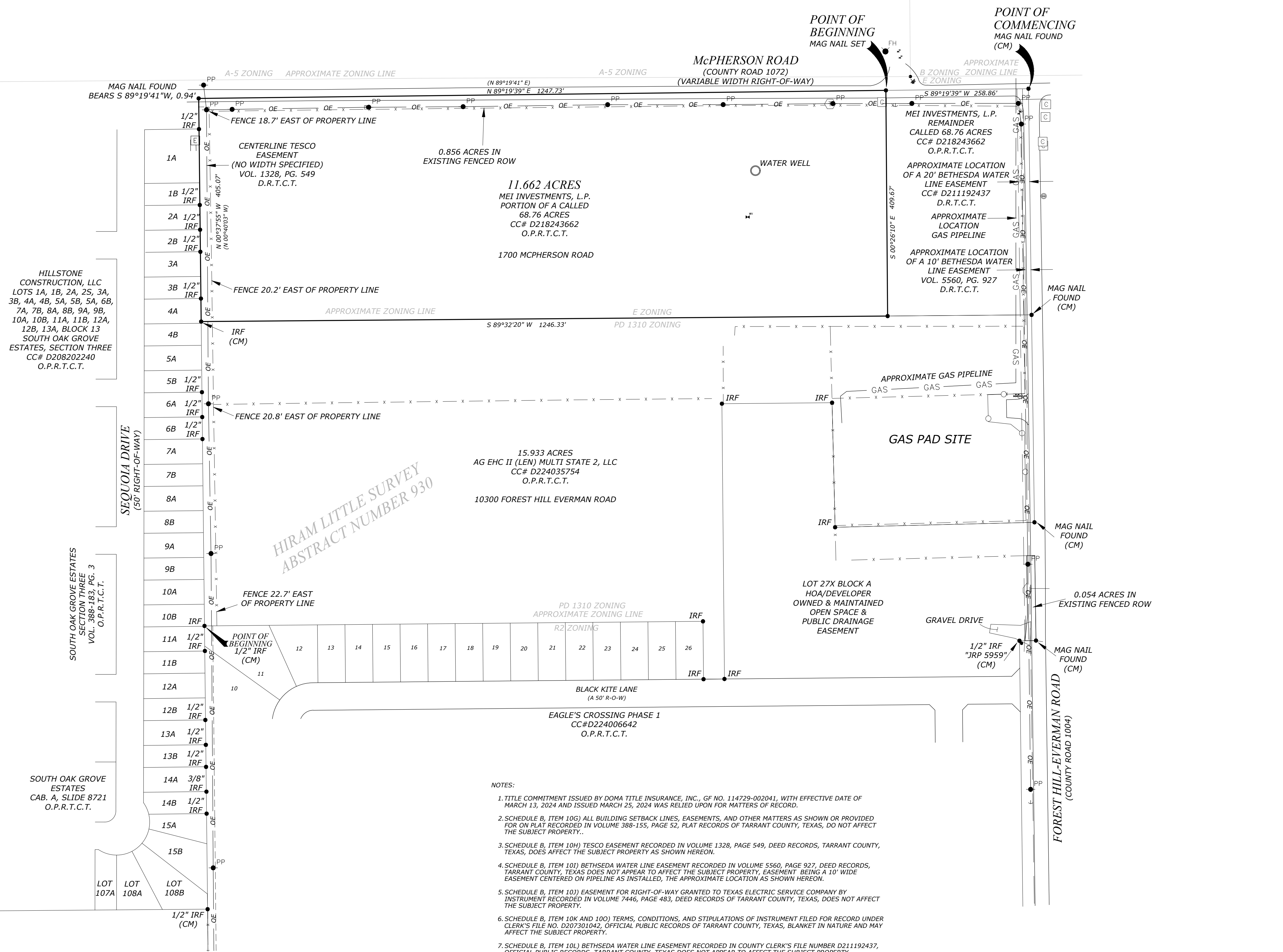
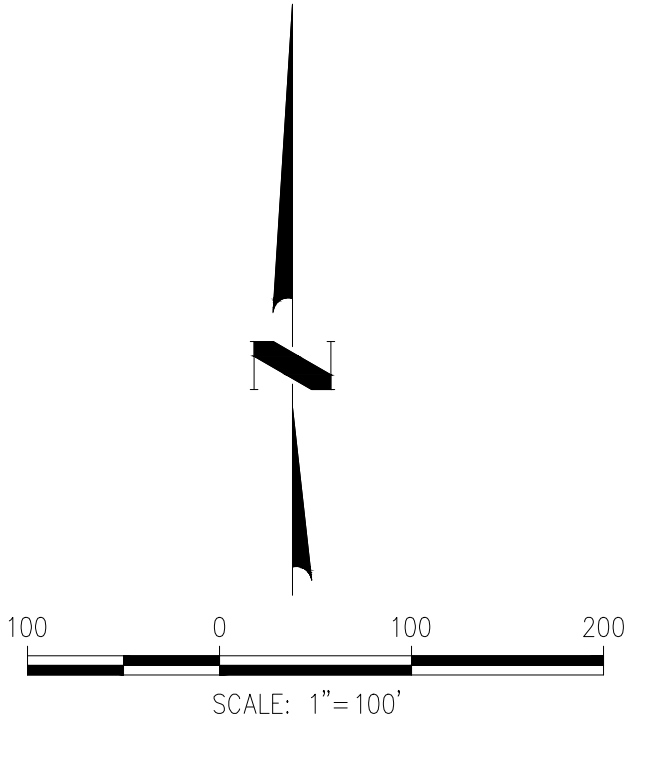
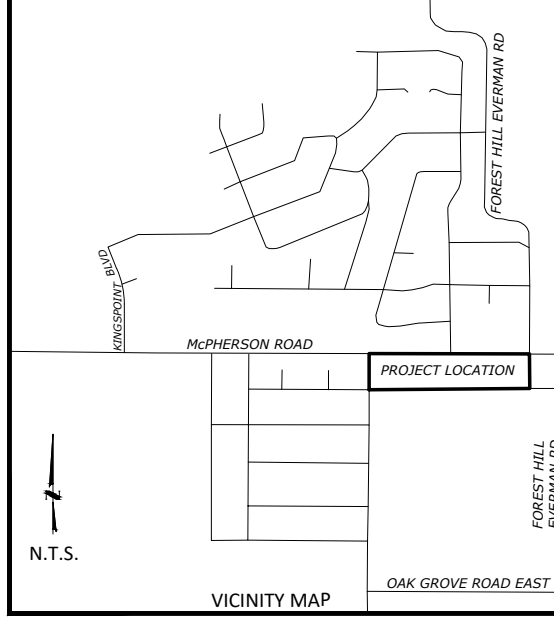
**DEVELOPER**  
 MAX BRYANT  
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
 1707 MARKET PLACE BLVD., SUITE 100  
 IRVING, TEXAS 75063  
 469-587-5383

**APPLICANT/ENGINEER:**  
 MATT GILBERTSON, P.E.  
 PAPE-DAWSON CONSULTING ENGINEERS, LLC.  
 6105 TENNYSON PARKWAY, SUITE 210  
 PLANO, TEXAS 75024  
 214-420-8494

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
**EAGLE'S CROSSING, PHASE 3**

ZONING SITE PLAN  
 ZC-24-XXXX  
 FORT WORTH, TEXAS  
 April 2024

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



- NOTES:**
- TITLE COMMITMENT ISSUED BY DOMA TITLE INSURANCE, INC., OF NO. 114729-002041, WITH EFFECTIVE DATE OF MARCH 13, 2024 AND ISSUED MARCH 25, 2024 WAS RELIED UPON FOR MATTERS OF RECORD.
  - SCHEDULE B, ITEM 10G) ALL BUILDING SETBACK LINES, EASEMENTS, AND OTHER MATTERS AS SHOWN OR PROVIDED FOR ON PLAT RECORDED IN VOLUME 388-155, PAGE 52, PLAT RECORDS OF TARRANT COUNTY, TEXAS, DO NOT AFFECT THE SUBJECT PROPERTY.
  - SCHEDULE B, ITEM 10H) TESCO EASEMENT RECORDED IN VOLUME 1328, PAGE 549, DEED RECORDS, TARRANT COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
  - SCHEDULE B, ITEM 10I) BETHESDA WATER LINE EASEMENT RECORDED IN VOLUME 5560, PAGE 927, DEED RECORDS, TARRANT COUNTY, TEXAS DOES NOT AFFECT THE SUBJECT PROPERTY; EASEMENT BEING A 10' WIDE EASEMENT CENTERED ON PIPELINE AS INSTALLED, THE APPROXIMATE LOCATION AS SHOWN HEREON.
  - SCHEDULE B, ITEM 10J) EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 7446, PAGE 483, DEED RECORDS OF TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY.
  - SCHEDULE B, ITEM 10K AND 10L) TERMS, CONDITIONS, AND STIPULATIONS OF INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. D207301042, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, BLANKET IN NATURE AND MAY AFFECT THE SUBJECT PROPERTY.
  - SCHEDULE B, ITEM 10M) BETHESDA WATER LINE EASEMENT RECORDED IN COUNTY CLERK'S FILE NUMBER D211192437, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS DOES NOT AFFECT THE SUBJECT PROPERTY; EASEMENT BEING A 20' WIDE EASEMENT CENTERED ON PIPELINE AS INSTALLED, THE APPROXIMATE LOCATION AS SHOWN HEREON.
  - SCHEDULE B, ITEM 10N) MINERAL AND/OR ROYALTY INTEREST IN ALL OF THE OIL, GAS, AND OTHER MINERALS AND/OR OTHER SUBSTANCES IN AND UNDER THE SUBJECT PROPERTY, INCLUDING ROYALTIES, BONUSES, RENTALS, INGRESS/EGRESS AND ALL OTHER RIGHTS AS SET OUT IN COUNTY CLERK'S FILE NO. D204197545, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY. MINERAL AND/OR ROYALTY INTEREST IN ALL OF THE OIL, GAS, AND OTHER MINERALS AND/OR OTHER SUBSTANCES IN AND UNDER THE SUBJECT PROPERTY, INCLUDING ROYALTIES, BONUSES, RENTALS, INGRESS/EGRESS AND ALL OTHER RIGHTS AS SET OUT IN COUNTY CLERK'S FILE NO. D204197546, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY.
  - SCHEDULE B, ITEM 10O) TERMS, CONDITIONS AND STIPULATIONS OF LEASE RECORDED IN COUNTY CLERK'S FILE NUMBER D204229920, AS AFFECTED BY D207309960, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, DO AFFECT THE SUBJECT PROPERTY.
  - SCHEDULE B, ITEM 10P) TERMS AND PROVISIONS OF MEMORANDUM OF OPERATING AGREEMENT RECORDED IN COUNTY CLERK'S FILE NUMBER D208026068, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, DO AFFECT THE SUBJECT PROPERTY.
  - SCHEDULE B, ITEM 10Q) TERMS AND PROVISIONS OF DECLARATION OF POOLED UNIT, RECORDED IN COUNTY CLERK'S FILE NUMBER D208287276, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, DO AFFECT THE SUBJECT PROPERTY.
  - SCHEDULE B, ITEM 10R) TERMS AND PROVISIONS OF SURFACE USE AGREEMENT, RECORDED IN COUNTY CLERK'S FILE NO. D221239646, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY.
  - BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NAD 83 DATUM, 2011 ADJUSTMENT REALIZATION.
  - THERE WAS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - NO MARKERS DELINEATING WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - THERE WAS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
  - ADDRESSES SHOWN HEREON WERE TAKEN FROM THE TARRANT COUNTY APPRAISAL DISTRICT WEBSITE, WWW.TAD.ORG.
  - THE SURVEYOR WAS NOT SUPPLIED WITH A ZONING REPORT OR LETTER, THE ZONING SHOWN HEREON IS SHOWN FROM THE CITY OF FORT WORTH, TEXAS ZONING MAP, WWW.MAPIT.FORTWORTHTEXAS.GOV.
  - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 484904130K, MAP REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES IN ZONE "X", OTHER AREAS.
  - THERE IS APPROXIMATELY 0.856 ACRES (37,301 SQ. FT.) OF LAND WITHIN THE EXISTING FENCED RIGHT-OF-WAY OF MCPHERSON ROAD.
  - NOTE: THE GAS LINE SHOWN HEREON IS APPROXIMATE. IT IS SHOWN FROM THE RAILROAD COMMISSION WEBSITE TOGETHER WITH FOUND PIPELINE MARKERS, THE PIPELINE HAS NOT BEEN MARKED OR LOCATED ON THE GROUND BY THE CONTROLLING AUTHORITIES, IT IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND THE SURVEYOR TAKES NO RESPONSIBILITY AS TO THE ACCURACY OF THE LOCATION.

**PROPERTY DESCRIPTION**

BEING A TRACT OF LAND SITUATED IN THE HIRAM LITTLE SURVEY, ABSTRACT NUMBER 930, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 68.76 ACRE TRACT OF LAND DESCRIBED IN DEED TO MEI INVESTMENTS, L.P., AS RECORDED IN COUNTY CLERK'S FILE NUMBER D218243662, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A MAG NAIL FOUND IN THE INTERSECTION OF MCPHERSON ROAD (COUNTY ROAD 1072), A VARIABLE WIDTH RIGHT-OF-WAY AND FOREST HILL-EVERMAN ROAD (COUNTY ROAD 1004) AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE S 89°19'41"W, A DISTANCE OF 258.86 FEET IN AND ALONG SAID MCPHERSON ROAD AND WITH THE NORTH PROPERTY LINE OF SAID CALLED 68.76 ACRE TRACT TO THE POINT OF BEGINNING;

THENCE S 00°26'10"E, A DISTANCE OF 409.67 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET IN THE NORTH LINE OF THAT CERTAIN CALLED 15.933 ACRE TRACT OF LAND DESCRIBED IN DEED TO AG EHC II (LEN) MULTI STATE 2, LLC, AS RECORDED IN COUNTY CLERK'S FILE NUMBER D224035754, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 89°32'20"W, A DISTANCE OF 1246.33 ALONG THE NORTH LINE OF SAID CALLED 15.933 ACRE TRACT TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 15.933 ACRE TRACT AND BEING IN THE EAST LINE OF SOUTH OAK GROVE ESTATES, AS RECORDED IN VOLUME 388-183, PAGE 3, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 00°37'55"W, A DISTANCE OF 405.07 FEET (PREVIOUSLY RECORDED AS N 00°40'03"W) ALONG THE WEST LINE OF SAID CALLED 68.76 ACRE MEI INVESTMENTS TRACT AND THE EAST LINE OF SAID SOUTH OAK GROVE ESTATES TO A POINT IN THE AFORESAID MCPHERSON ROAD, FROM WHICH A MAG NAIL FOUND BEARS S 89°19'41"W, 0.94 FEET;

THENCE N 89°19'39"E, A DISTANCE OF 1247.73 FEET (PREVIOUSLY RECORDED AS N 89°19'41"E) IN AND ALONG SAID MCPHERSON ROAD, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 508,004 SQUARE FEET OR 11.662 ACRES OF LAND, MORE OR LESS.

**LEGEND:**

⊙	SANITARY SEWER CLEANOUT	⊙	STORM MANHOLE
⊙	POWER POLE	⊙	ELECTRIC METER
⊙	TELEPHONE PEDESTAL	⊙	CABLE PULL BOX
⊙	FIRE HYDRANT	⊙	SANITARY SEWER MANHOLE
⊙	WATER VALVE	⊙	WATER METER
⊙	GUYWIRE	⊙	TELEPHONE JUNCTION BOX
⊙	WIRE FENCE	⊙	LIGHT POLE
⊙	OVERHEAD ELECTRIC	⊙	CHAINLINK FENCE
ASPH PAVT	ASPHALT PAVEMENT		
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS		
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS		
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS		
CC#	COUNTY CLERK'S FILING NUMBER		
CM	CONTROLLING MONUMENT		
IRF	IRON ROD FOUND		
VOL	VOLUME		
PG.	PAGE		

CERTIFICATION TO:

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, 2, 3, 4, 7A, 6A, 8, 11 OBSERVED ABOVE GROUND AND VISIBLE, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN MARCH, 2021.

*Terence A. Murray*  
 TERENCE A. MURRAY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER 6059  
 DATED: 03-27-2024



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 TBPELS FIRM REGISTRATION NO. 10194437

AN ALTA/NSPS LAND TITLE SURVEY OF A  
 11.662 ACRE TRACT OF LAND  
 SITUATED IN THE HIRAM LITTLE SURVEY, ABSTRACT NUMBER 930,  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS