



NEIGHBORHOOD GROUP NOTICES

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

You may:

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

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

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

Email: zoninglanduse@fortworthtexas.gov

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

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

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

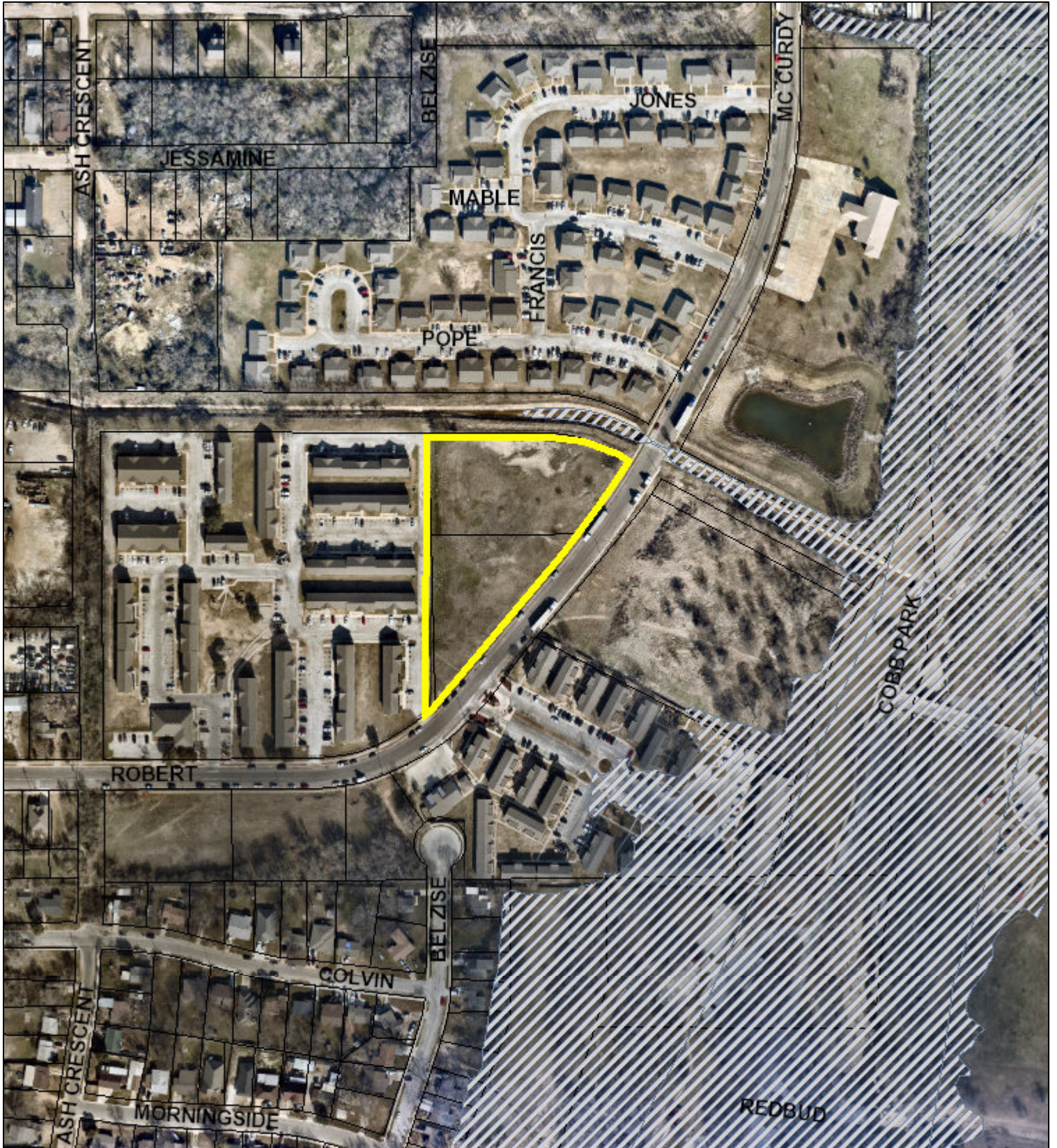
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

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

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

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

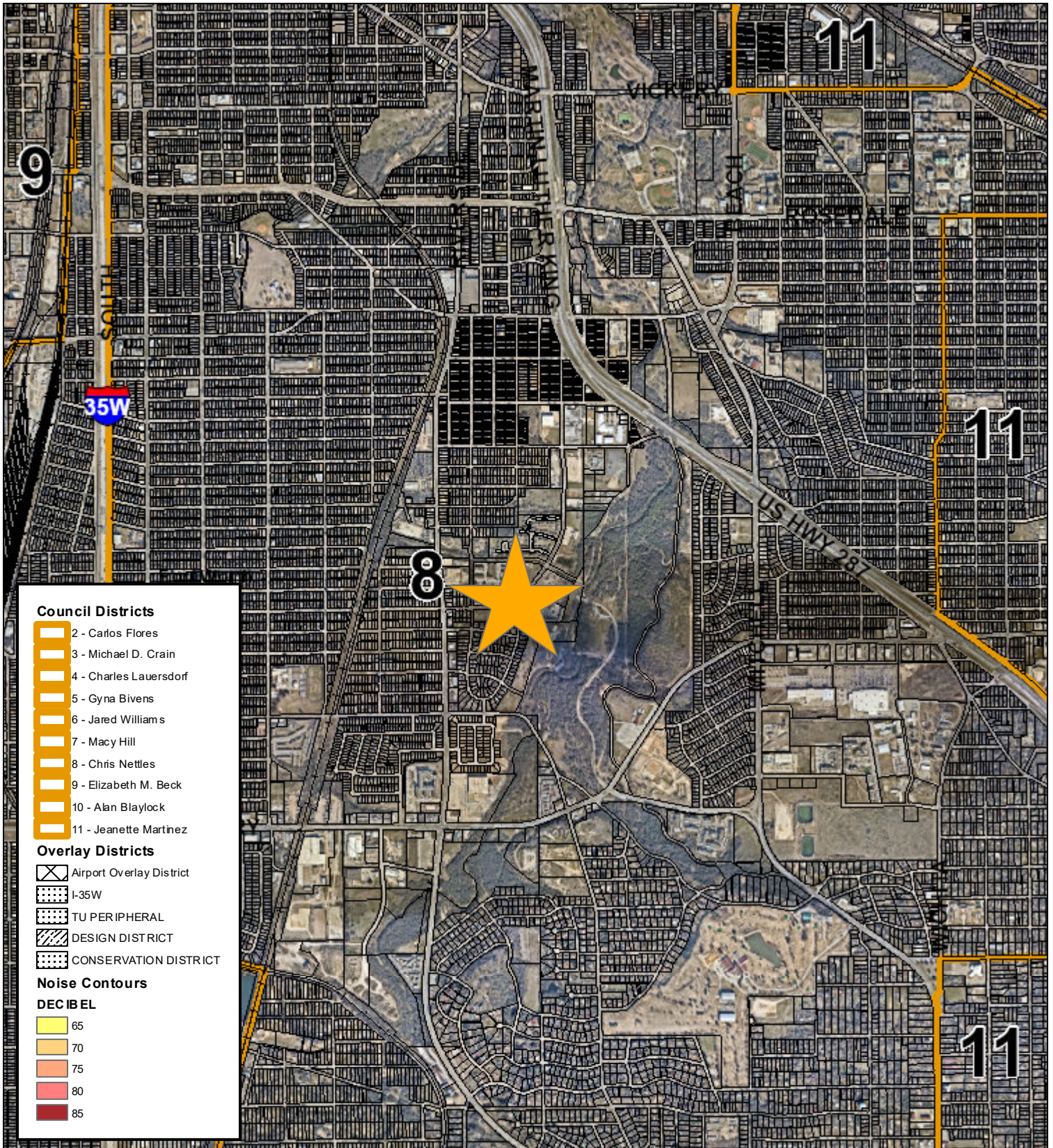
Aerial Photo Map



0 165 330 660 Feet








Area Map








Council Districts

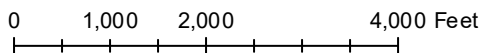
-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauersdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Jeanette Martinez

Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

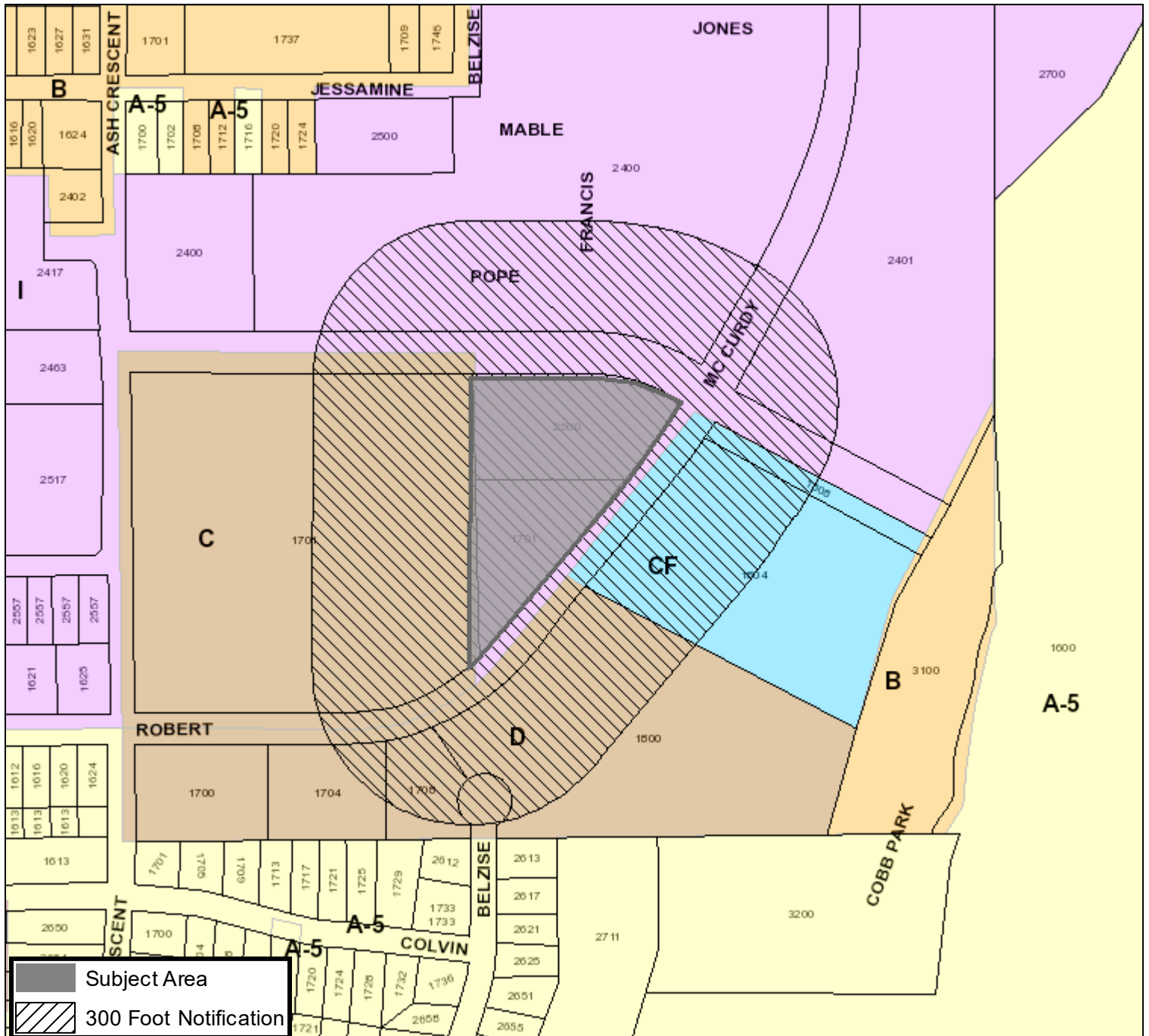
Noise Contours



- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85

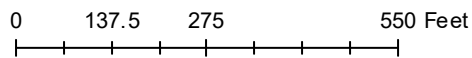


Area Zoning Map

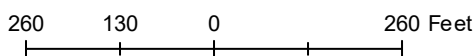
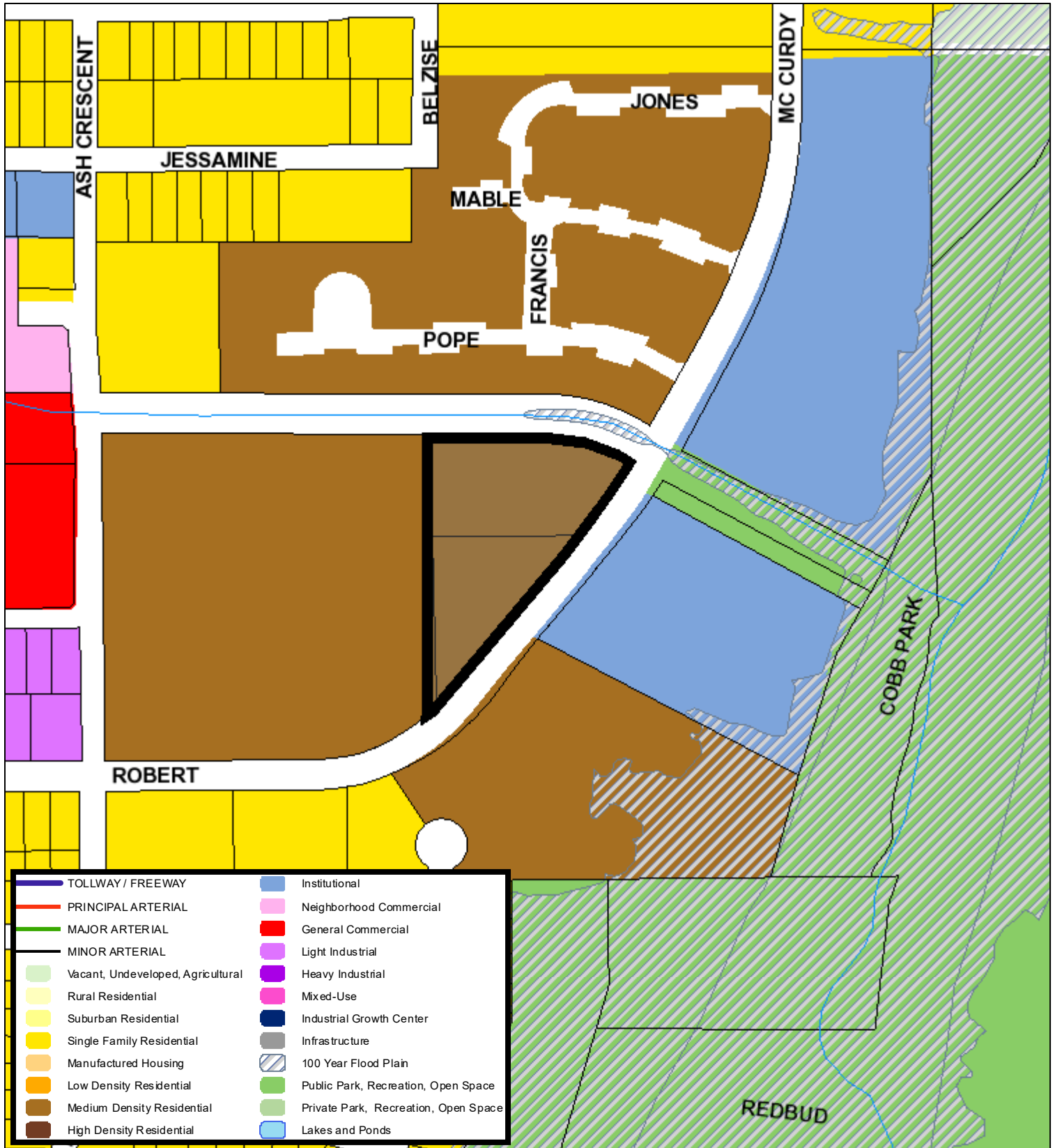
Applicant: Pilgram Valley Missionary Baptist Church
 Address: 1701 E. Robert Street & 2500 McCurdy Street
 Zoning From: I
 Zoning To: PD-C
 Acres: 2.80248192
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 12/11/2024
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



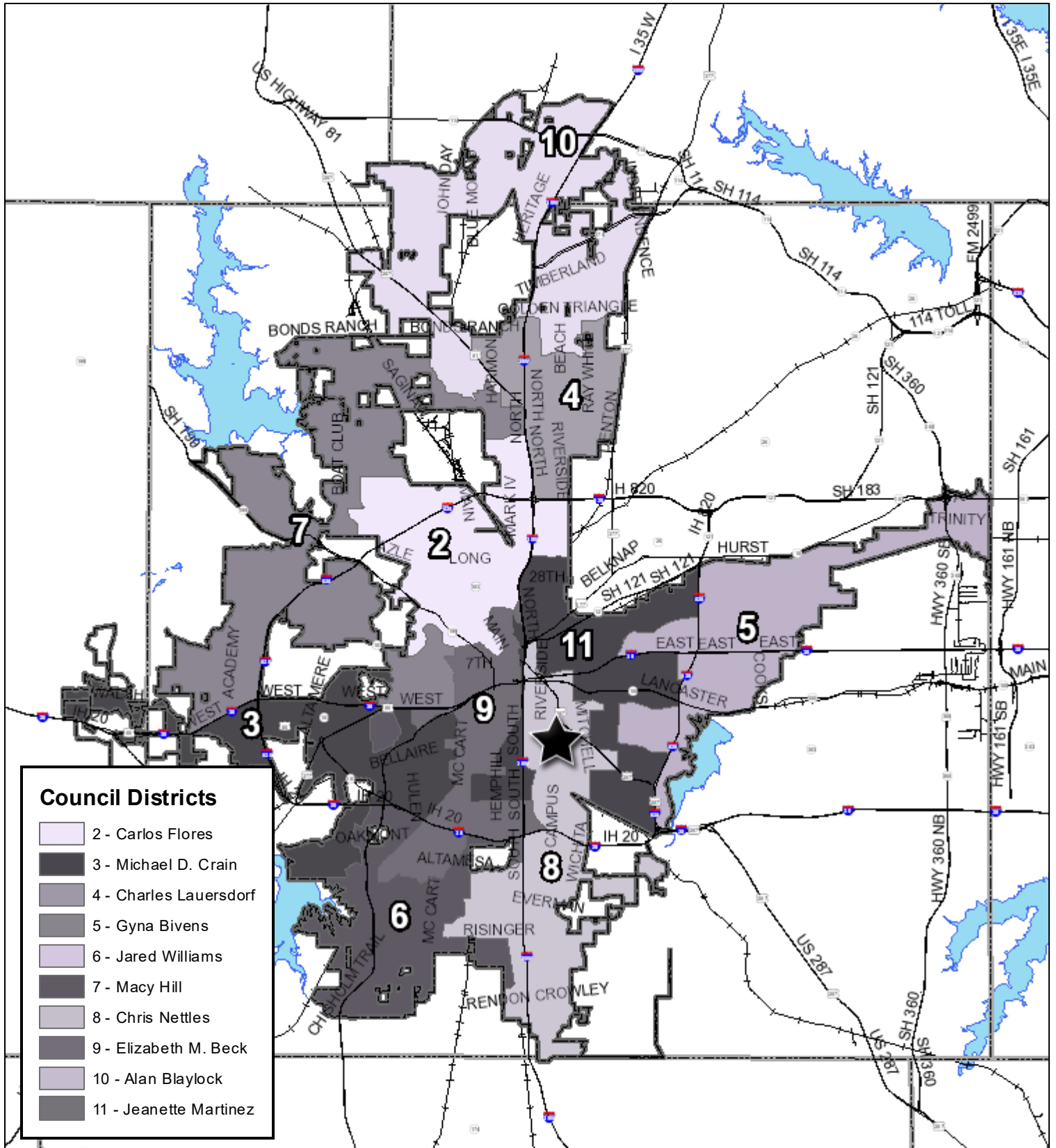
Future Land Use



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



0 2.5 5 10 Miles



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Pilgram Valley Missionary Baptist Church

Mailing Address 4800 S. Riverside Drive City, State, Zip Fort Worth, TX 76119

Phone _____ Email _____

APPLICANT Newpad Building

Mailing Address PO Box 10654 City, State, Zip Fort Worth, TX 76185

Phone 208-866-0166 Email cconger@congergroup.com

AGENT / OTHER CONTACT Mary Nell Poole - Townsite

Mailing Address 2918 Wingate, Ste 100 City, State, Zip Fort Worth, TX 76107

Phone 817-850-9500 Email marynell@townsiteco.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): 2500 MCCurdy St and 1701 E Robert Street

Total Rezoning Acreage: 2.805 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: 2.805 acres

APPLICATION TYPE

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

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

DEVELOPMENT INFORMATION

Current Zoning District(s): I Light Industrial Proposed Zoning District(s): Planned Development

Current Use of Property: Vacant

Proposed Use of Property: Single Family Condominium Cluster

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: C Medium Density Multifamily

Land Uses Being Added or Removed: Single Family Condominium Cluster

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

See Attached

- 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 developer is proposing to develop 32, for sale, single family homes sold as condominiums within a cluster configuration. Each home will be individually owned with a community HOA controlling the grounds - lawn/irrigation, color change and future road maintenance.

Each home will be 2-story with 14, 2-bedroom/2-bath homes and 18, 2-bedroom /2-bath homes and will meet the city's design standard for elevation variation. The site meets all parking requirements. Each home will have marked assigned parking spaces and marked visitor parking spaces.

The site has 45.73% open space with a large area that will double as potential detention and resident outdoor amenities. A living green screen will offer privacy for the homes along McCurdy and provide green relief to the McCurdy frontage. The site will have a density of 11.42 homes/acre - half of the allowable density.

The project will have wrought iron fencing along McCurdy with access gates and solid wood fencing along the north and west boundaries.

These homes fulfill the city's desire for more affordable, missing middle housing options and are priced to attract first time homeowners.

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): X Michael A. Hill Ruby Coleman

Owner's Name (Printed): Pilgram Valley Baptist Church by Dr. Michael Hill Ruby Coleman
Trustee Trustee

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) Mary Nell Poole - Townsite 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:
Sycamore Central Industrial Pk Block 2, Lot A1 (CERTIFIED LEGAL DESCRIPTION)

Michael A. Hill Ruby Coleman
X
Owner's Signature (of the above referenced property)

Mary Nell Poole
Applicant or Agent's Signature

X PILGRAM VALLEY BAPTIST CH
Owner's Name (Printed)

Mary Nell Poole
Applicant or Agent's Name (Printed):

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.

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Owner's Signature (of the above referenced property): X Michael A. Hill Ruby Coleman

Owner's Name (Printed): Pilgram Valley Baptist Church by Dr. Michael Hill Ruby Coleman

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) Cooper Canger 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: Sycamore Central Industrial Pk Block 2, Lot A1 (CERTIFIED LEGAL DESCRIPTION)

Michael A. Hill Ruby Coleman
X
Owner's Signature (of the above referenced property)

[Signature]
Applicant or Agent's Signature

X PILGRAM VALLEY BAPTIST CH
Owner's Name (Printed)

Cooper Canger
Applicant or Agent's Name (Printed):

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:* _____

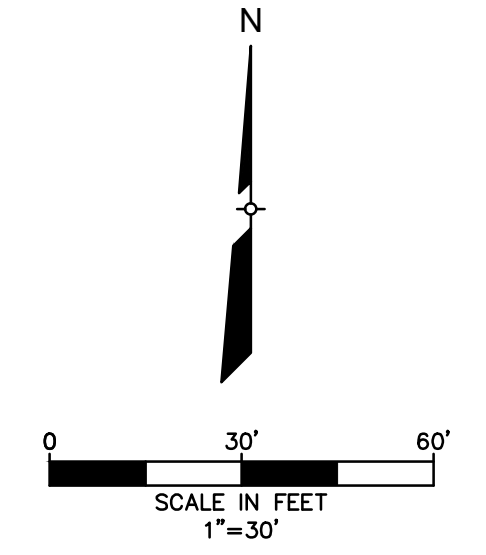
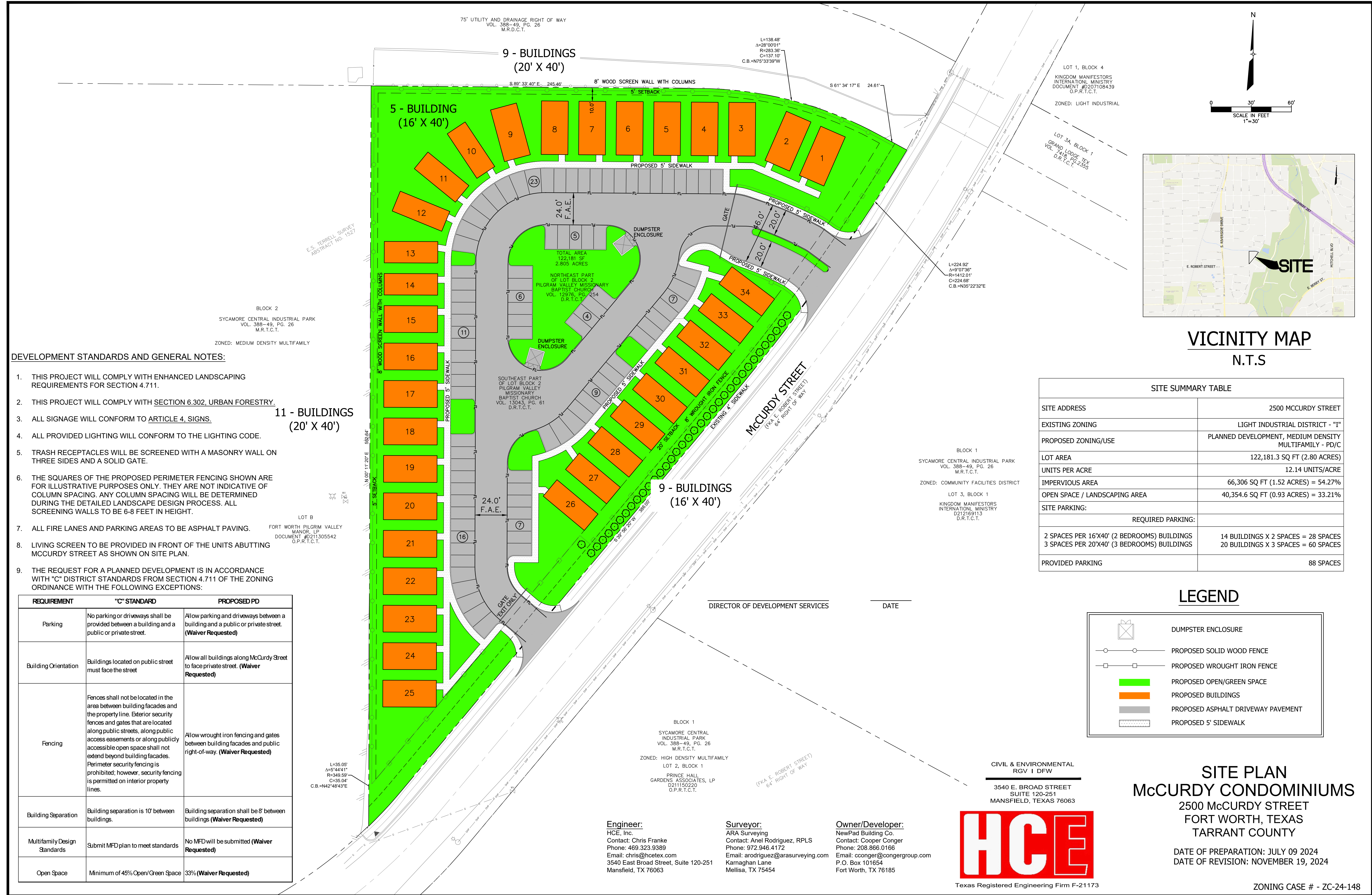
6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- 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

Google Maps 2500 McCurdy St



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft



VICINITY MAP
N.T.S

SITE SUMMARY TABLE	
SITE ADDRESS	2500 MCCURDY STREET
EXISTING ZONING	LIGHT INDUSTRIAL DISTRICT - "I"
PROPOSED ZONING/USE	PLANNED DEVELOPMENT, MEDIUM DENSITY MULTIFAMILY - PD/C
LOT AREA	122,181.3 SQ FT (2.80 ACRES)
UNITS PER ACRE	12.14 UNITS/ACRE
IMPERVIOUS AREA	66,306 SQ FT (1.52 ACRES) = 54.27%
OPEN SPACE / LANDSCAPING AREA	40,354.6 SQ FT (0.93 ACRES) = 33.21%
SITE PARKING:	
REQUIRED PARKING:	
2 SPACES PER 16'X40' (2 BEDROOMS) BUILDINGS	14 BUILDINGS X 2 SPACES = 28 SPACES
3 SPACES PER 20'X40' (3 BEDROOMS) BUILDINGS	20 BUILDINGS X 3 SPACES = 60 SPACES
PROVIDED PARKING	88 SPACES

DEVELOPMENT STANDARDS AND GENERAL NOTES:

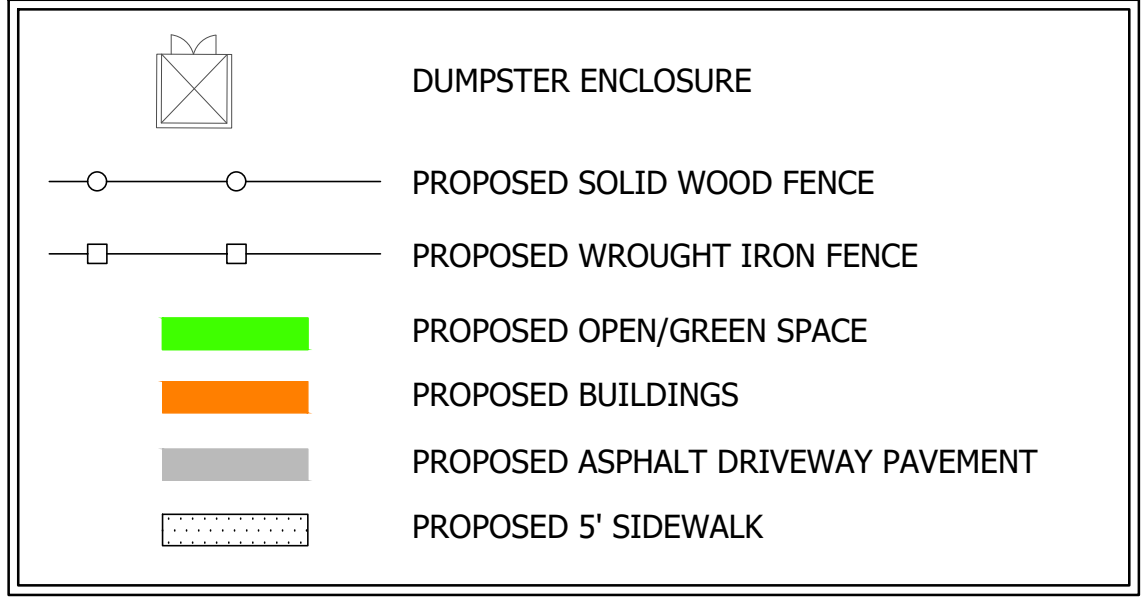
- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.711.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON THREE SIDES AND A SOLID GATE.
- THE SQUARES OF THE PROPOSED PERIMETER FENCING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT INDICATIVE OF COLUMN SPACING. ANY COLUMN SPACING WILL BE DETERMINED DURING THE DETAILED LANDSCAPE DESIGN PROCESS. ALL SCREENING WALLS TO BE 6-8 FEET IN HEIGHT.
- ALL FIRE LANES AND PARKING AREAS TO BE ASPHALT PAVING.
- LIVING SCREEN TO BE PROVIDED IN FRONT OF THE UNITS ABUTTING MCCURDY STREET AS SHOWN ON SITE PLAN.
- THE REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH "C" DISTRICT STANDARDS FROM SECTION 4.711 OF THE ZONING ORDINANCE WITH THE FOLLOWING EXCEPTIONS:

11 - BUILDINGS
(20' X 40')

9 - BUILDINGS
(16' X 40')

REQUIREMENT	"C" STANDARD	PROPOSED PD
Parking	No parking or driveways shall be provided between a building and a public or private street.	Allow parking and driveways between a building and a public or private street. (Waiver Requested)
Building Orientation	Buildings located on public street must face the street	Allow all buildings along McCurdy Street to face private street. (Waiver Requested)
Fencing	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along public access easements or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.	Allow wrought iron fencing and gates between building facades and public right-of-way. (Waiver Requested)
Building Separation	Building separation is 10' between buildings.	Building separation shall be 8' between buildings (Waiver Requested)
Multifamily Design Standards	Submit MFD plan to meet standards	No MFD will be submitted (Waiver Requested)
Open Space	Minimum of 45% Open/Green Space	33% (Waiver Requested)

LEGEND



CIVIL & ENVIRONMENTAL
RGV I DFW
3540 E. BROAD STREET
SUITE 120-251
MANSFIELD, TEXAS 76063



Texas Registered Engineering Firm F-21173

SITE PLAN
McCURDY CONDOMINIUMS
2500 McCURDY STREET
FORT WORTH, TEXAS
TARRANT COUNTY

DATE OF PREPARATION: JULY 09 2024
DATE OF REVISION: NOVEMBER 19, 2024

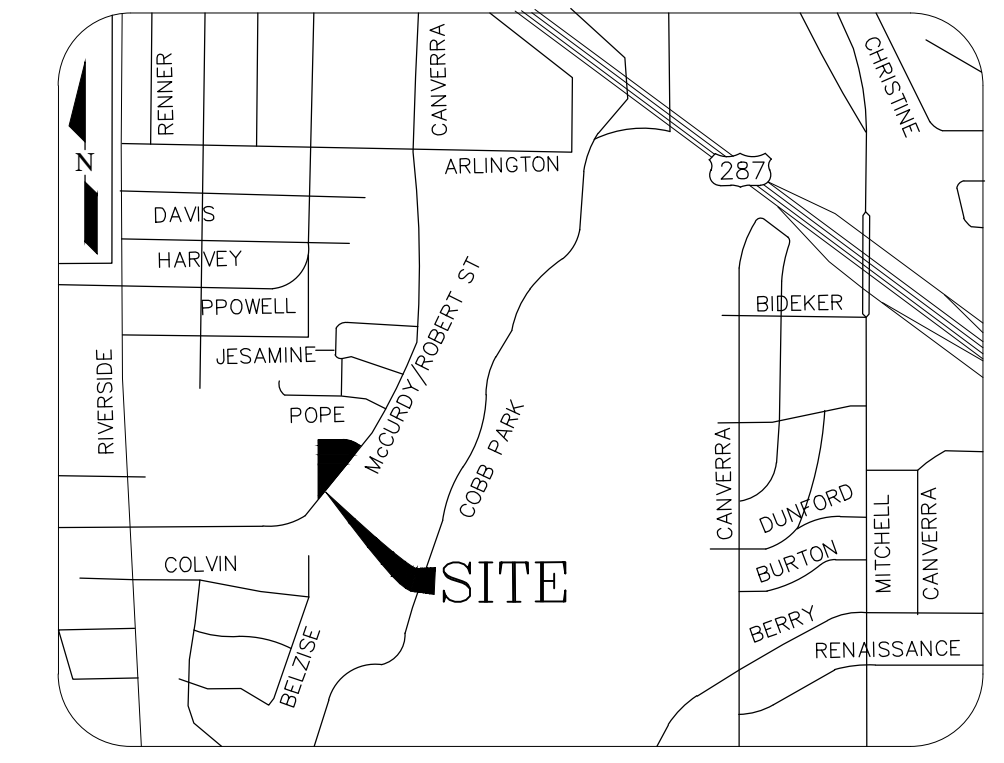
ZONING CASE # - ZC-24-148

Engineer:
HCE, Inc.
Contact: Chris Franke
Phone: 469.323.9389
Email: chris@hceetx.com
3540 East Broad Street, Suite 120-251
Mansfield, TX 76063

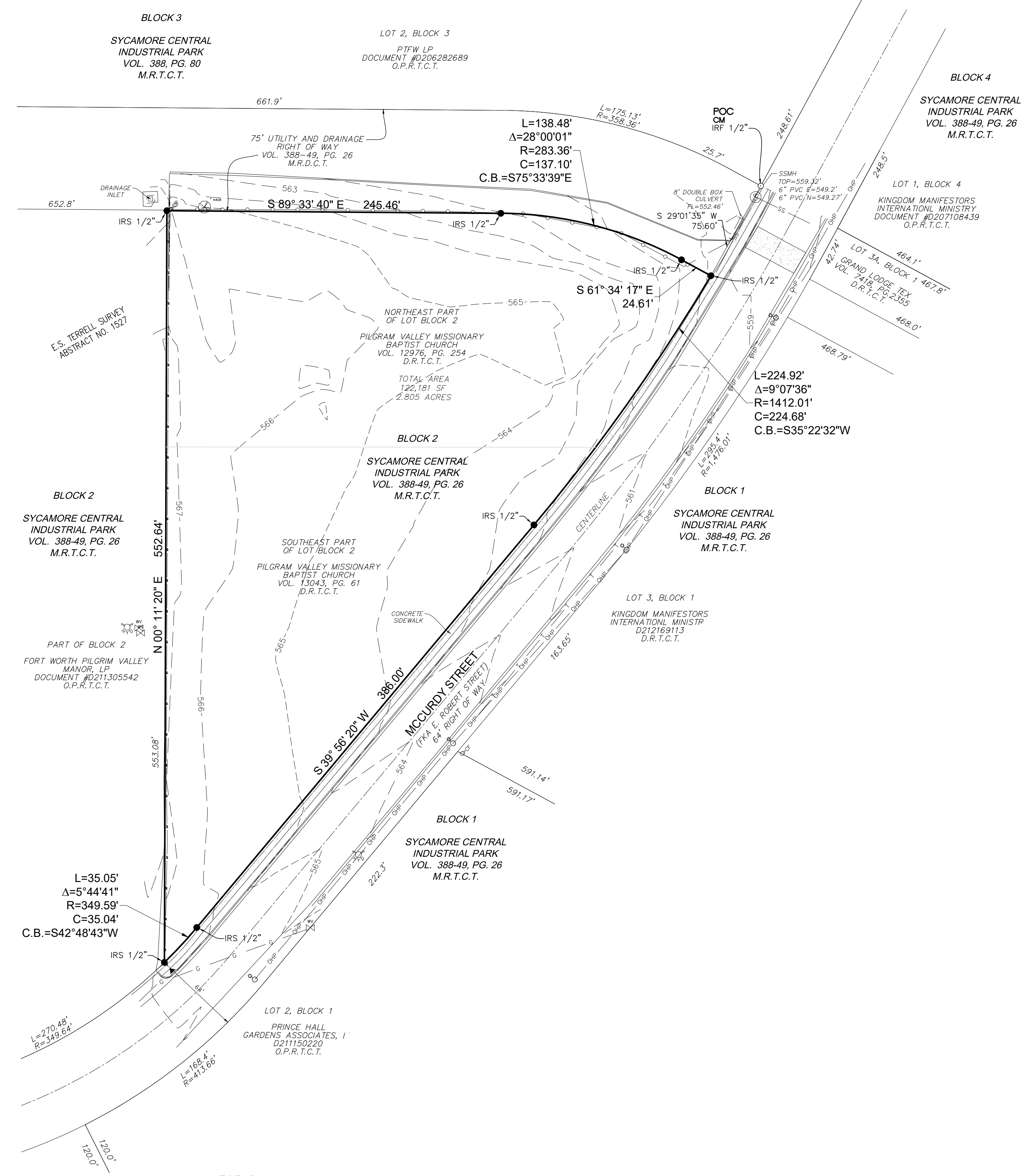
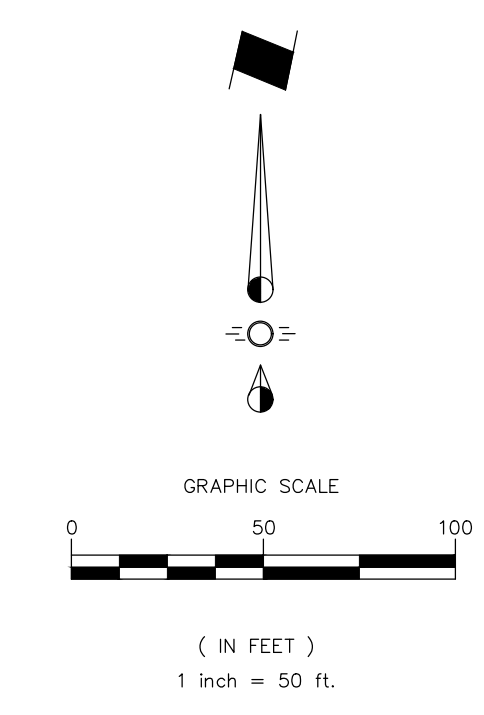
Surveyor:
ARA Surveying
Contact: Anei Rodriguez, RPLS
Phone: 972.946.4172
Email: arodriguez@arasurveying.com
Karnaghan Lane
Mellisa, TX 75454

Owner/Developer:
NewPad Building Co.
Contact: Cooper Conger
Phone: 208.866.0166
Email: cconger@congergroup.com
P.O. Box 101654
Fort Worth, TX 76185

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____



VICINITY MAP (NOT TO SCALE)



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §
BEING a 2.805 acre tract of land, situated in the E.S. Terrell Survey, Abstract Number 1527, in the City of Fort Worth, County of Tarrant, Texas...

COMMENCING at a 1/2 inch iron rod found (Controlling Monument) at the Southeast corner of Lot 2, Block 3, Sycamore Central Industrial Park, an Addition to the City of Fort Worth, recorded in Volume 388-80, Page 35, (M.R.D.C.T.), same being in the West right of way line of McCurdy Street, a 64 foot right-of-way;

THENCE South 29 degrees 01 minutes 35 seconds West, a distance of 75.60 feet to a 1/2 inch iron rod with an orange cap stamped "ARA 6671" set (hereinafter referred to as 1/2 inch iron rod set) for THE POINT OF BEGINNING, said point being the beginning of a curve to the right, having a radius of 1,412.01 feet, a chord bearing and distance of South 35 degrees 22 minutes 32 seconds West, 224.68 feet;

Continuing with the West right of way line of McCurdy Street, and said curve to the right, through a central angle of 9 degrees 07 minutes 36 seconds, an arc length of 224.92 feet to a 1/2 inch iron rod set;

THENCE South 39 degrees 56 minutes 20 seconds West, a distance of 386.00 feet to a 1/2 inch iron rod set at the beginning of a curve to the right, having a radius of 349.59 feet, a chord bearing and distance of South 42 degrees 48 minutes 43 seconds West, 35.04 feet;

Continuing with the West right of way line of McCurdy Street, and said curve to the right, through a central angle of 5 degrees 44 minutes 41 seconds, an arc length of 35.05 feet to a 1/2 inch iron rod set at the Southwest corner of said Pilgram Valley Missionary Baptist Church tract, same being the Southeast corner of a tract of land described as Part of Block 2, in a Deed to Fort Worth Pilgrim Valley Manor, LP, recorded in Document #0211305542 (O.P.R.T.C.T.);

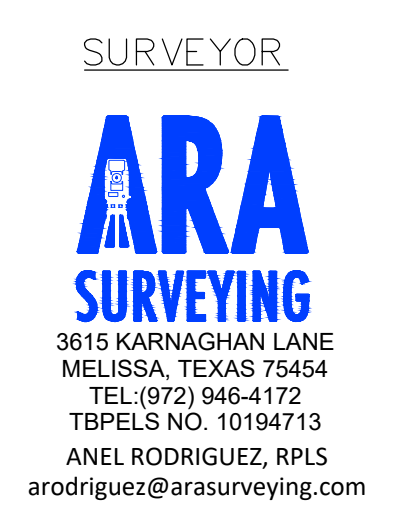
THENCE North 00 degrees 11 minutes 20 seconds East, with their common line, a distance of 552.64 feet to a 1/2 inch iron rod set at the Northwest corner of said Pilgram Valley Missionary Baptist Church tract, same being in the South line of a 75 foot Drainage and Utility Easement, recorded in said Volume 388-49, Page 26, (M.R.T.C.T.);

THENCE South 89 degrees 33 minutes 40 seconds East, with the common line between said Pilgram Valley Missionary Baptist Church tract, and said 75 foot Drainage and Utility Easement, a distance of 245.46 feet to a 1/2 inch iron rod set at the beginning of a curve to the right, having a radius of 283.36 feet, a chord bearing and distance of South 75 degrees 33 minutes 39 seconds East, 137.10 feet;

Continuing with last said common line and with said curve to the right, through a central angle of 28 degrees 00 minutes 01 seconds, an arc length of 138.48 feet to a 1/2 inch iron rod set;

THENCE South 61 degrees 34 minutes 17 seconds West, with last said common line, a distance of 24.61 feet to the POINT OF BEGINNING, containing 2.805 acres of land more or less.

OWNER:
PILGRIM VALLEY MISSIONARY BAPTIST CHURCH
4800 S. RIVERSIDE DRIVE
FORT WORTH, TX 76119
SURVEYOR:
JARED STROEBEL, PE
HC ENGINEERING
3540 E. BROAD STREET
SUITE 120, #251
MANSFIELD, TEXAS 76063



LEGEND

Table with 4 columns: Symbol, Description, Symbol, Description. Includes symbols for Controlling Monument, Official Public Records, Map Records, Deed Records, Point of Beginning, Platted/Measured, Volume/Page, Iron Rod Found, 1/2 inch Iron Rod Stamped, Overhead Power Line, Water Valve, Fire Hydrant, Light Pole, Spot Light, Sanitary Sewer Manhole, Water Line, Sanitary Sewer Line, Wrought Iron Fence, Chain Link Fence, Fence Corner, Telephone Line.

This Certification is for Zoning Purposes Only and shall not be used or relied on for any other purpose.



ANEL RODRIGUEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 6671

- GENERAL NOTES:
1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.00012 (TXDOT scale factor).
2. The purpose of this plat is to create (1) lot from part of a platted Block.
3. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
4. This property is located within Zone "X". It's defined as areas of Minimal Flood Hazard, according to FEMA FIRMP Map #48439C0310L, dated 03/21/2019.
5. Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting States and is subject to fines and withholding of utilities and building permits.

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