



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.

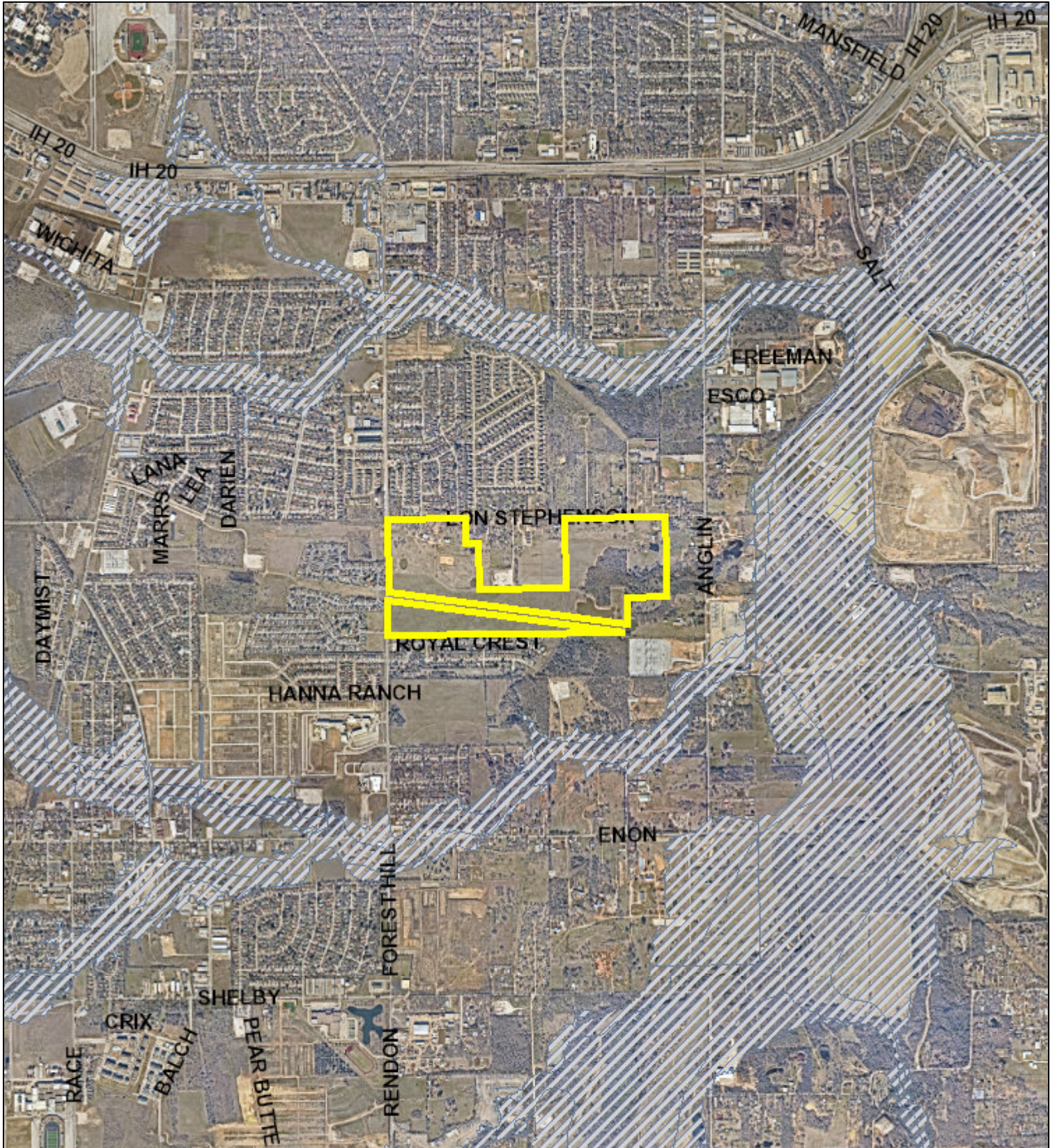
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

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:	

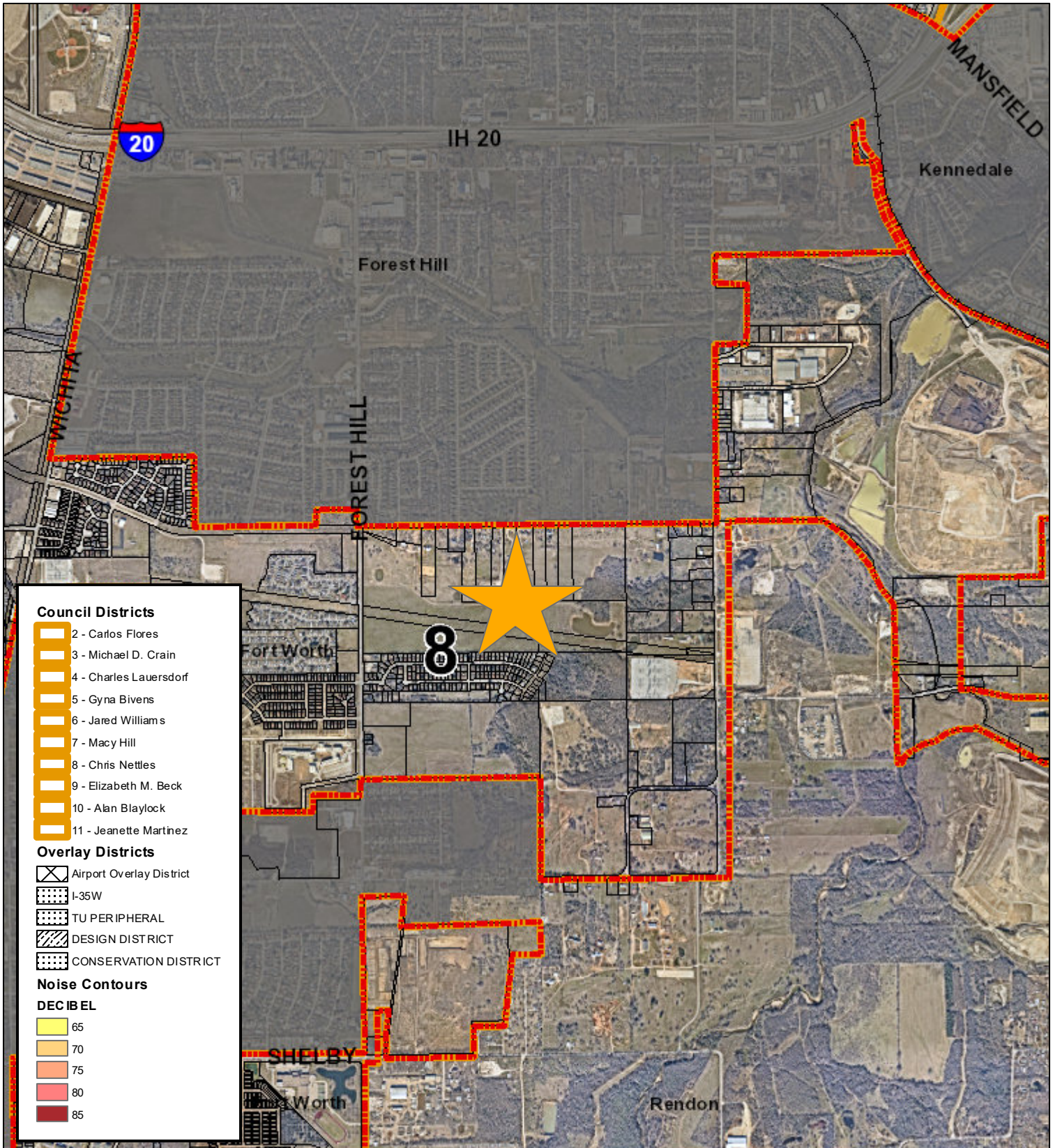
Aerial Photo Map



0 1,375 2,750 5,500 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

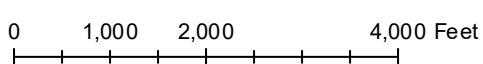
Overlay Districts

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

Noise Contours

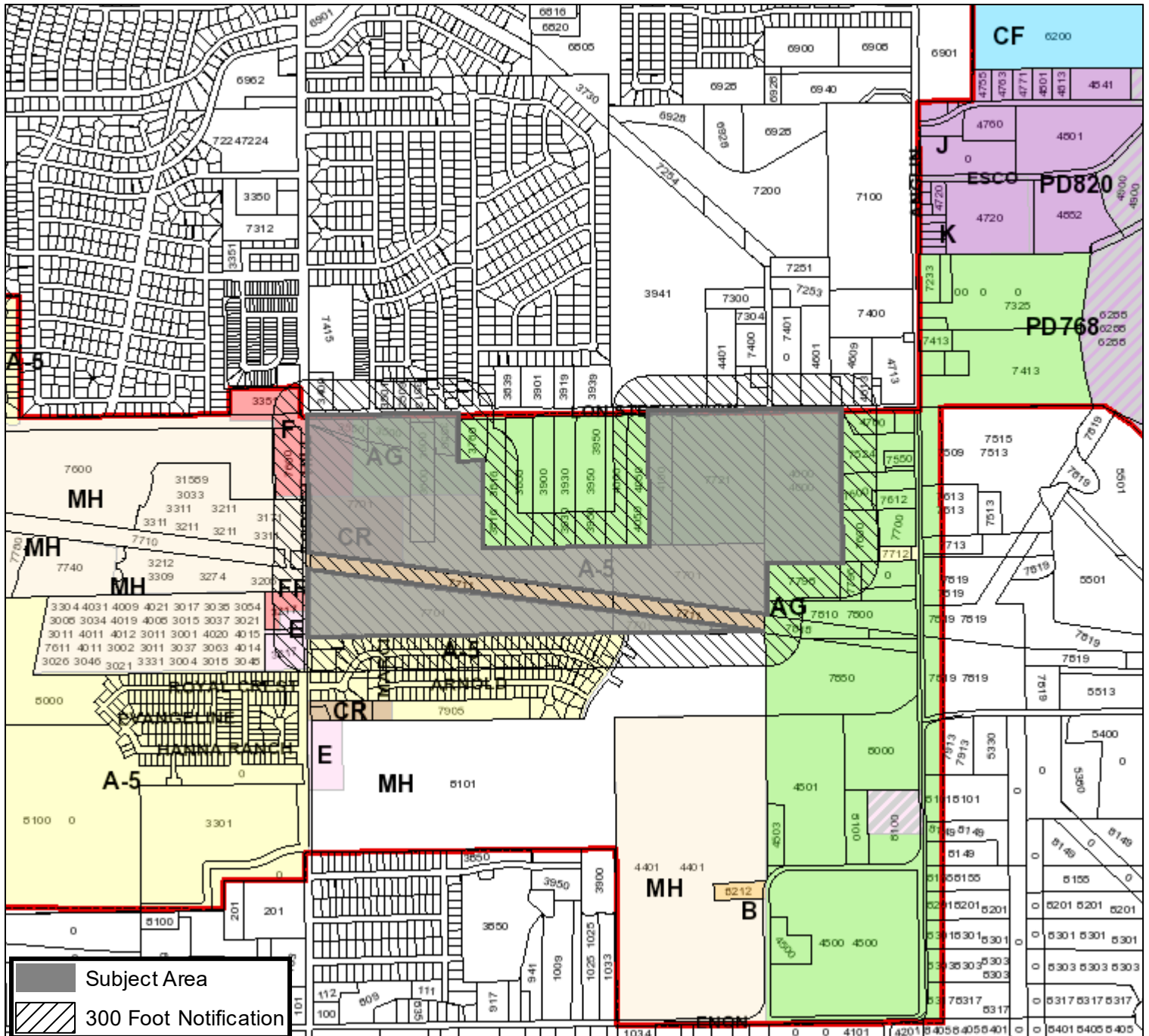
DECIBEL

- 65
- 70
- 75
- 80
- 85



Area Zoning Map

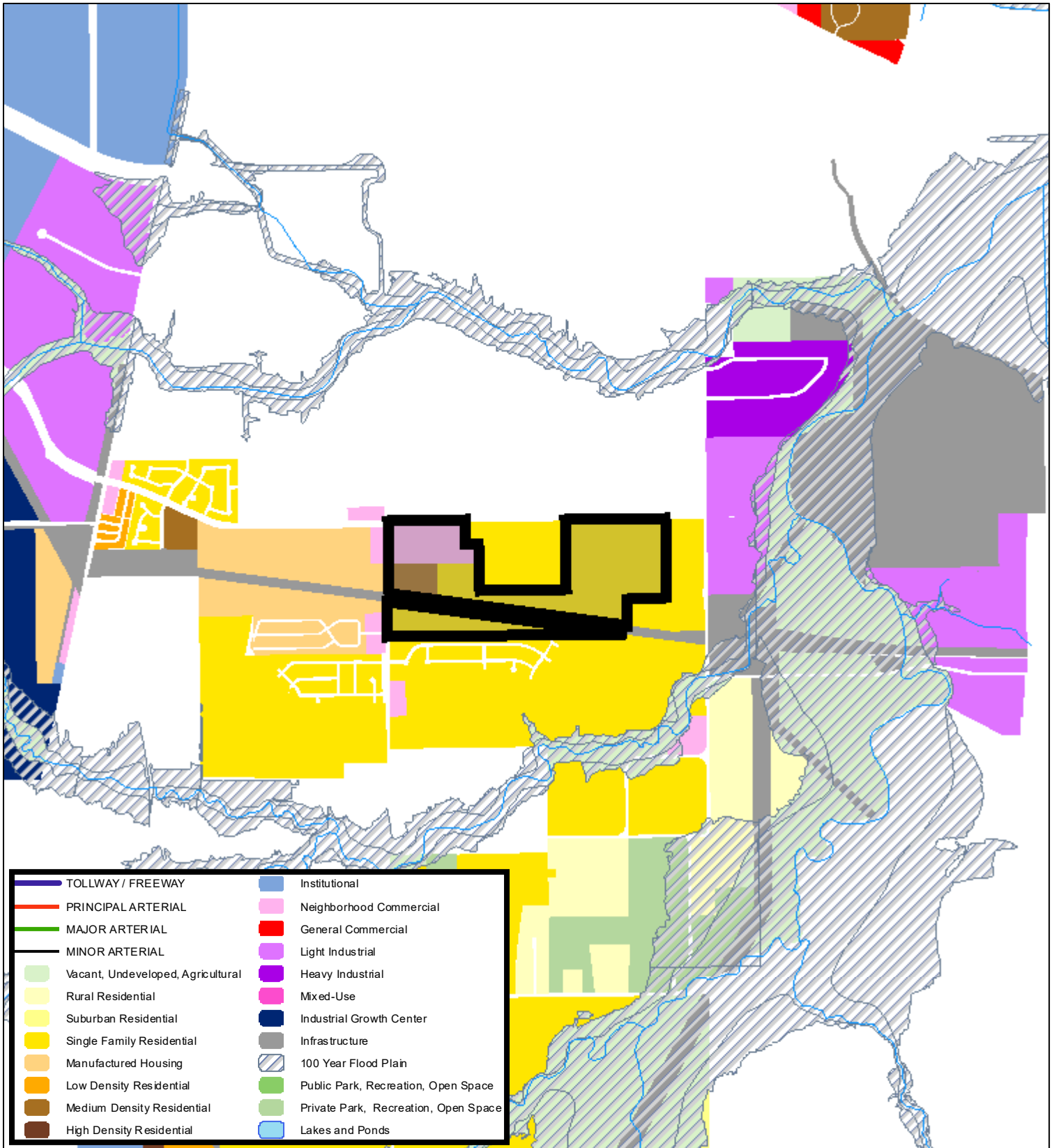
Applicant: Rhett Bennett/William Hornick
 Address: 3600 Lon Stephenson Road
 Zoning From: AG, F, CR & A-5
 Zoning To: I
 Acres: 119.938
 Mapsco: Text
 Sector/District: Far_South
 Commission Date: 12/11/2024
 Contact: 817-392-8043



[Grey Box] Subject Area
 [Hatched Box] 300 Foot Notification

0 600 1,200 2,400 Feet

Future Land Use

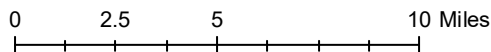
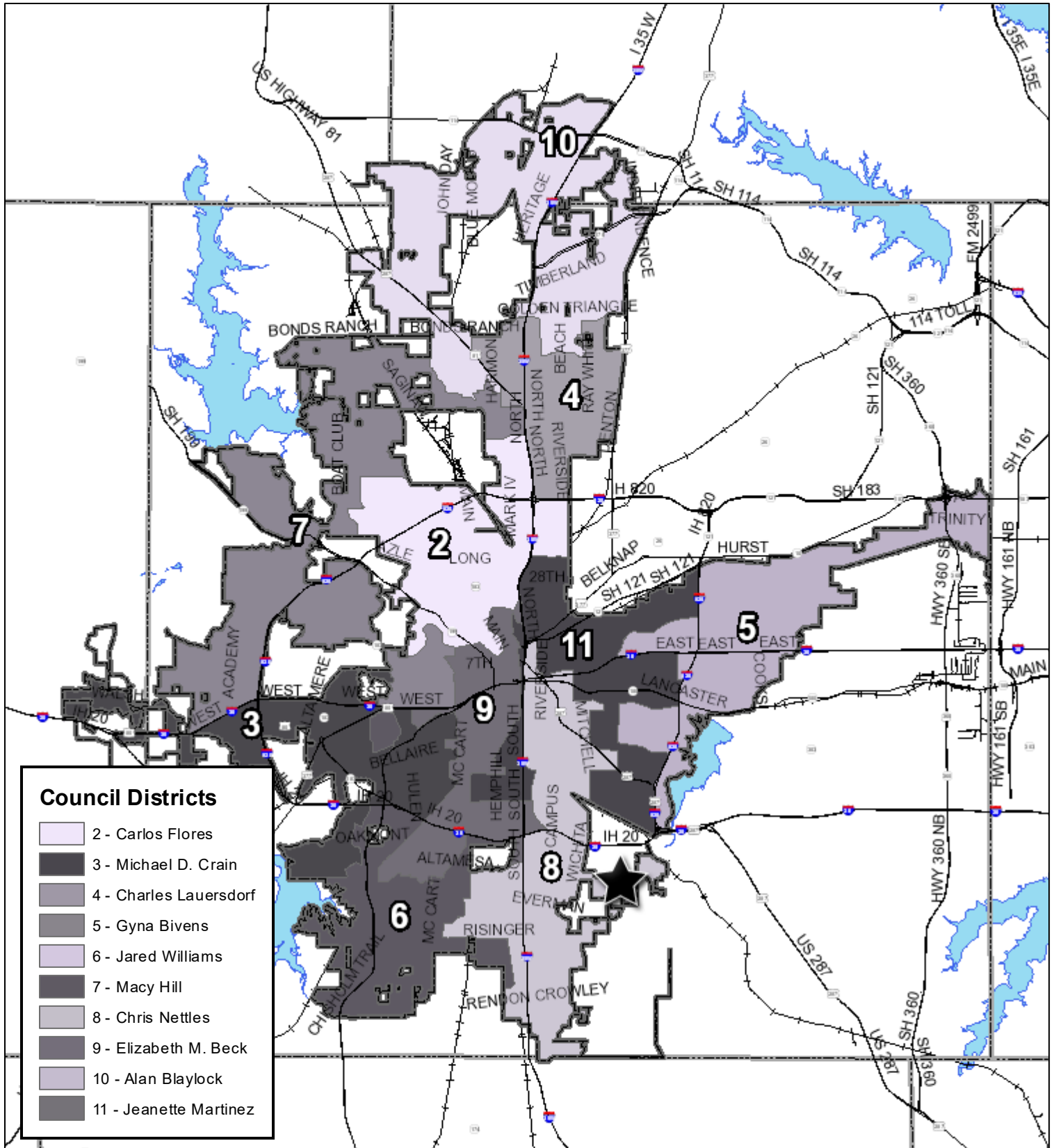


2,100 1,050 0 2,100 Feet

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



Location Map





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER William G. Hornick

Mailing Address 3600 Lon Stevenson Rd City, State, Zip Fort Worth, TX 76140

Phone 817-713-7001 Email hornickranch@sbcglobal.net ; ishutt@shuttlawfirm.com

APPLICANT Rhett Bennett / Black Mountain

Mailing Address 425 Houston St. Suite 400 City, State, Zip Fort Worth, TX 76102

Phone 817-698-9901 Email rhett.bennett@blackmtn.com ; jennifer.holley@blackmtn.com

AGENT / OTHER CONTACT Bob Riley / Halff

Mailing Address 2601 Meacham Blvd., Suite 600 City, State, Zip Fort Worth, TX 76137

Phone O: 817.764.7454 | C: 817.360.0152 Email briley@halff.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): 3600 LonStephenson Rd. (see attached spreadsheet)

Total Rezoning Acreage: 141.7 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): Hornick Ranch Block 1 and Block 1 Less HS

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 5 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: 136.7 acres (see attached spreadsheet with survey, abstract and tract information)

APPLICATION TYPE

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

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <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): AG, F, CR, A-5 Proposed Zoning District(s): I

Current Use of Property: Residential and agricultural

Proposed Use of Property: Light industrial (data center)

For Planned Development (PD) Requests Only

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

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

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

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

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

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

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



DETAILED PROJECT DESCRIPTION

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

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

The subject property is planned to facilitate light industrial uses such as a Data Center development with low traffic impacts on existing and proposed roadways. The present conceptual development plan includes multiple building pads adjacent to the existing high power transmission lines that bisects the property from its western property line (Forest Hill Boulevard) to the eastern property line. Other light industrial uses and low traffic impacts like warehousing could be considered as well. All uses would follow light industrial development standards with no anticipated waivers for building height or setbacks.

The 2024 Comprehensive Plan recommends most of this property to be single family residential. Due to the existing high power lines, this property is not suitable for that use. Additionally, the Comprehensive Plan does not indicate any employment opportunities in the immediate area. The proposed uses would add higher paying jobs to the area. The future Comprehensive Plan should take these points into consideration in its next update.



ADDITIONAL QUESTIONS

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

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

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

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

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

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

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

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

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

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

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



ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

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

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

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

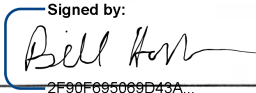
I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public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

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

SIGN INSTALLATION AUTHORIZATION

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

Signed by:



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

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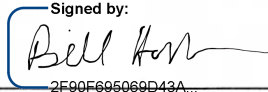
Owner's Name (Printed): William G. Hornick

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) Rhett Bennett 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:

Hornick Ranch Block 1 and Block 1 Less HS 5ac & 136.7ac per Bowman survey (CERTIFIED LEGAL DESCRIPTION)

Signed by:



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Owner's Signature (of the above referenced property)

William G. Hornick

Owner's Name (Printed)



Applicant or Agent's Signature

Rhett Bennett, CEO, Black Mountain

Applicant or Agent's Name (Printed):

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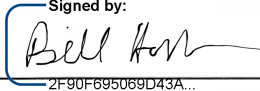
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Signed by:


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

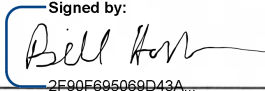
Owner's Name (Printed): William G. Hornick

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) Bob Riley/ Halff Type text here 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:

Hornick Ranch Block 1 and Block 1 Less HS 5ac & 136.7ac per Bowman survey (CERTIFIED LEGAL DESCRIPTION)

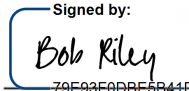
Signed by:


2F90F695069D43A...

Owner's Signature (of the above referenced property)

William G. Hornick
Owner's Name (Printed)

Signed by:


79E93F0DBE6B44D...

Applicant or Agent's Signature

Bob Riley/ Halff
Applicant or Agent's Name (Printed):

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

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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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Signed by: 

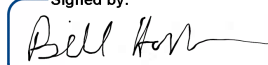
Owner's Signature (of the above referenced property): _____
2F90F695069D43A...

Owner's Name (Printed): William G. Hornick

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) Jennifer Holley 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:

Hornick Ranch Block 1 and Block 1 Less HS5ac & 136.7ac per Bowman survey (CERTIFIED LEGAL DESCRIPTION)

Signed by: 

Owner's Signature (of the above referenced property) _____
2F90F695069D43A...

William G. Hornick

Owner's Name (Printed)



Applicant or Agent's Signature _____

Jennifer Holley, Black Mountain

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:

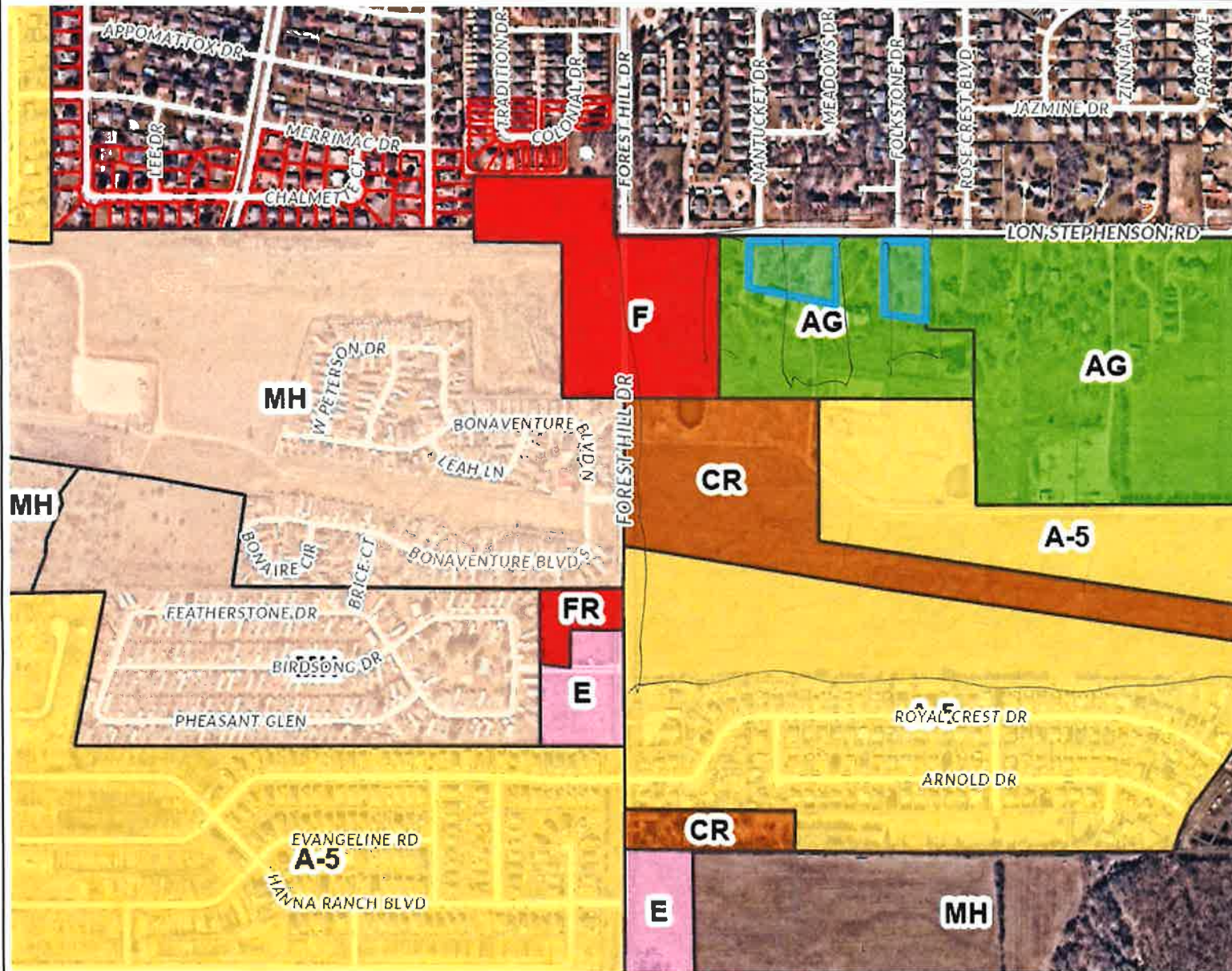
- This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- This project will comply with [Section 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.



Legend

- NCTCOG Freeways 9,028
- Streets Label 9,028
- 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
- Zoning Fill
- AG - Agricultural
- A-5; A-7.5; A-10; AR Single Family
- A-2.5A; A-43- Residential (Single Family One-Acre +)
- A-21- Residential (Single Family, 1/2 Acre)
- MH- Residential (Manufactured Housing)
- B; R1; R2- Low Density Residential
- C; CR; D Multi Family
- UR- Urban Residential
- CF- Community Facility
- ER; E; EP - Neighborhood Commercial
- FR; F; G; OM- General Commercial
- Mixed Use, Downtown, and Form Based Districts
- IP; I- Light Industrial
- J; K- Heavy Industrial
- O-2; O-1- Floodplain
- Planned Development (A-5; PD, A5, PD, A10; PD, A5, PD, A4)
- Planned Development (A-21, Residential (Single Family, 1/2 Acre))
- Planned Development (AG- Agricultural)
- Planned Development (J; K- Heavy Industrial)
- Planned Development (FR; F; G; OM - General Commercial)
- Planned Development (IP; I- Light Industrial)
- Planned Development (B; R1; R2- Low Density Residential)
- Planned Development (C; CR; D Multi Family)
- Planned Development (ER; E; EP - Neighborhood Commercial)



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 ORTHOPHOGRAPHY

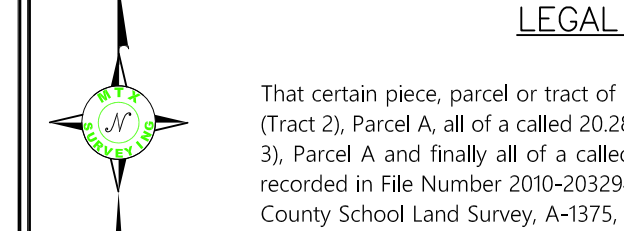
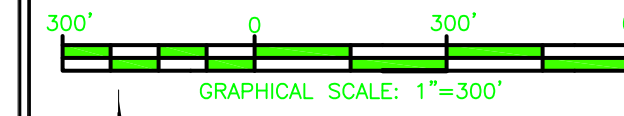
FORT WORTH

8/23/24 3:34 PM

9,028

● Found monument (size and type as noted) ○ Point For Corner ● Power Pole ○ Water Valve ○ Water Valve ○ Water Valve
○ Set 1/2" iron rod with a plastic cap ○ Telephone Junc. Box ○ Fire Hydrant ○ Air Conditioning Unit ○ Overhead Electric Line ○ Electric Meter ○ Manhole/Sewer/Storm Drain ○ Gas Meter
○ PK Nail Set w/Metal Washer stamped Bowman ○ Covered Concrete

SHELBY COUNTY SCHOOL LAND SURVEY, A-1375
TARRANT COUNTY, TEXAS



LEGAL DESCRIPTION TRACT 1

That certain piece, parcel or tract of land containing 114.938 acres, being all of a called 27.32 acre tract (Tract 2), Parcel A, all of a called 20.28 acre tract (Tract 2), Parcel B, all of a called 69.303 acre tract (Tract 2), Parcel A, and finally all of a called 5.1928 acre tract, all described in a deed to William G. Hornick, recorded in File Number 2010-203294, Tarrant County Plat Records (T.C.P.R.), located within the Shelby County School Land Survey, A-1375, Tarrant County, Texas, all as shown on plat of survey prepared by Bowman Consulting, on file as Job No. 381212, which tract is more particularly described as follows, to wit (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at the intersection of the centerline of Forest Hill Drive and the centerline of Lon Stephenson Road, at a Mag nail with a metal washer, set for the northwest corner of this tract and of said 69.303 acre tract, from which a found 1/2" iron rod (bent), bears S 55° 24' 17" E, for a distance of 48.48 feet;

THENCE N 89° 16' 25" E, with the centerline of Lon Stephenson Road, being the irregular north line of this tract and of said 69.303 acre tract, same being the north line of said 5.1928 acre tract, for a distance of 1303.92 feet, to a set Mag nail with a metal washer;

THENCE S 00° 22' 05" E, continuing with the irregular north line of this tract and of said 69.303 acre tract, for a distance of 415.62 feet, to a found 5/8" iron rod;

THENCE N 89° 18' 39" E, continuing with the irregular north line of this tract and of said 69.303 acre tract, for a distance of 209.10 feet, to a found 1/2" iron rod, being the westernmost northeast corner of a called 5.00 acre tract, described in a deed to Linda K. Nanowsky, recorded in Volume 9473, Page 1608, Tarrant County Deed Records (T.C.D.R.), from which a found 1/2" iron rod, being an ell corner of said Nanowsky tract, bears N 88° 55' 19" E, for a distance of 54.05 feet;

THENCE S 00° 14' 55" E, continuing with the irregular north line of this tract and of said 69.303 acre tract, same being the westernmost west line of said Nanowsky tract, for a distance of 752.99 feet, to a set 1/2" iron rod with a plastic cap stamped "Bowman", being the southwest corner of said Nanowsky tract;

THENCE N 89° 21' 17" E, with an existing fence, continuing with the irregular north line of this tract and of said 69.303 acre tract, same being the south line of said Nanowsky tract, the south line of a called 5.00 acre tract, described in a deed to Roger Stephen Coleman, recorded in Document Number 20137525, T.C.O.P.R., the south line of Lot 4, Block 1 of Thunder Ranch Estates, recorded in Document Number D202039345, the south line of Lot 3, Block 1 of Thunder Ranch Estates, recorded in Document Number D20118643, T.C.O.P.R., the south line of Lot 6, Block 1 of Thunder Ranch Estates, recorded in Document Number D202039345, T.C.O.P.R. and the south line of Lot 7, Block 1 of Thunder Ranch Estates, recorded in Document Number D202039345, T.C.O.P.R., also called a 5.00 acre tract, described in a deed to Jorge Luis Hernandez and Rafael A. Hernandez, recorded in Volume 9473, Page 1608, T.C.O.P.R., at a distance of 806.06 feet, passing a found 12" iron rod with a plastic cap stamped "Fulton Sur", being the southeast corner of said Lot 4, Block 1 and the southwest corner of said Lot 3, Block 1, at a distance of 1066.58 feet, passing a found 1/2" iron rod with a plastic cap stamped "Fulton Sur", being the southeast corner of said Lot 3, Block 1 and the southwest corner of said Lot 6, Block 1, for a total distance of 1437.72 feet, to a found 5/8" iron rod, being the southeast corner of said Hernandez tract, same being the southwest corner of said 27.32 acre tract;

LEGAL DESCRIPTION TRACT 2

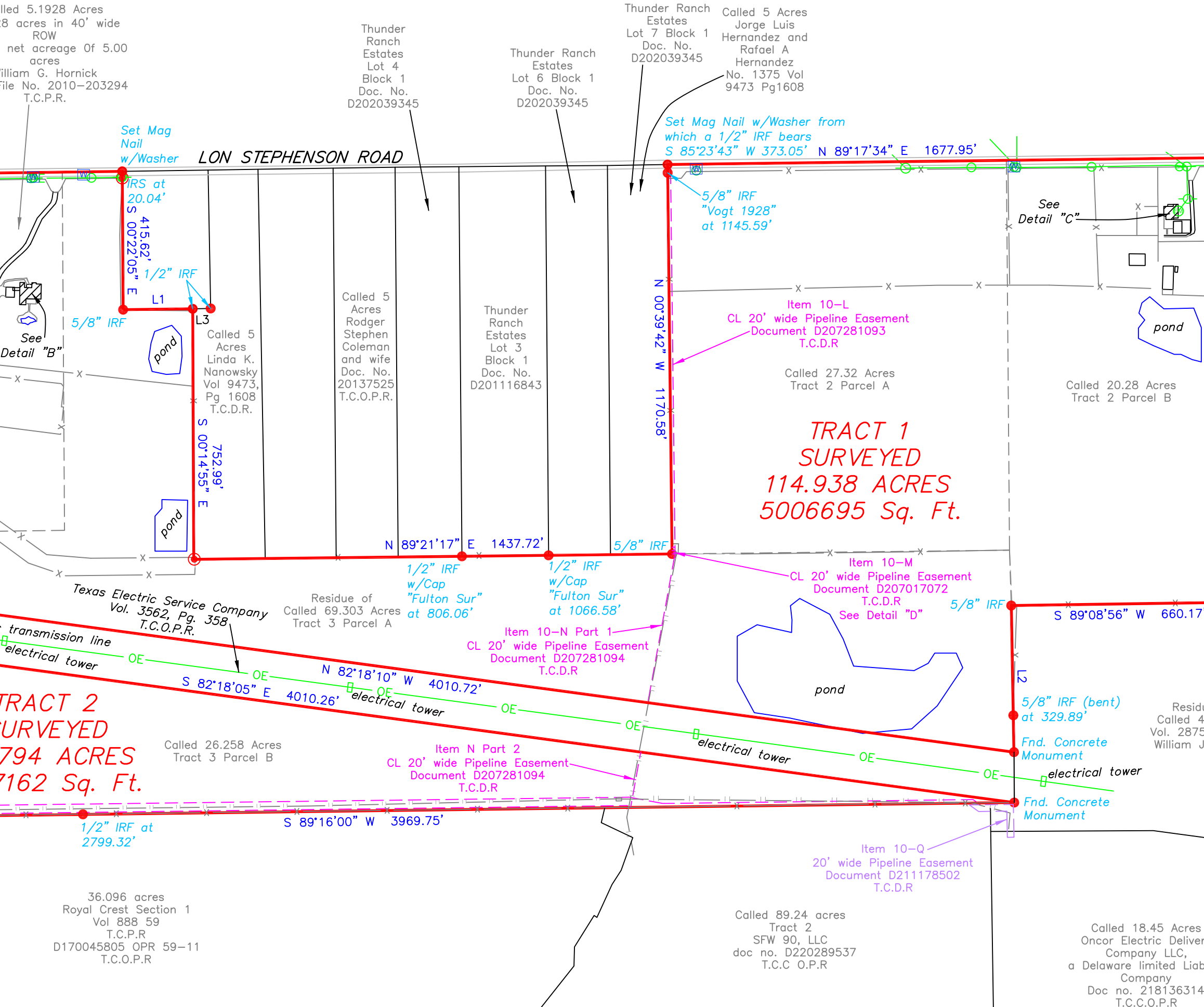
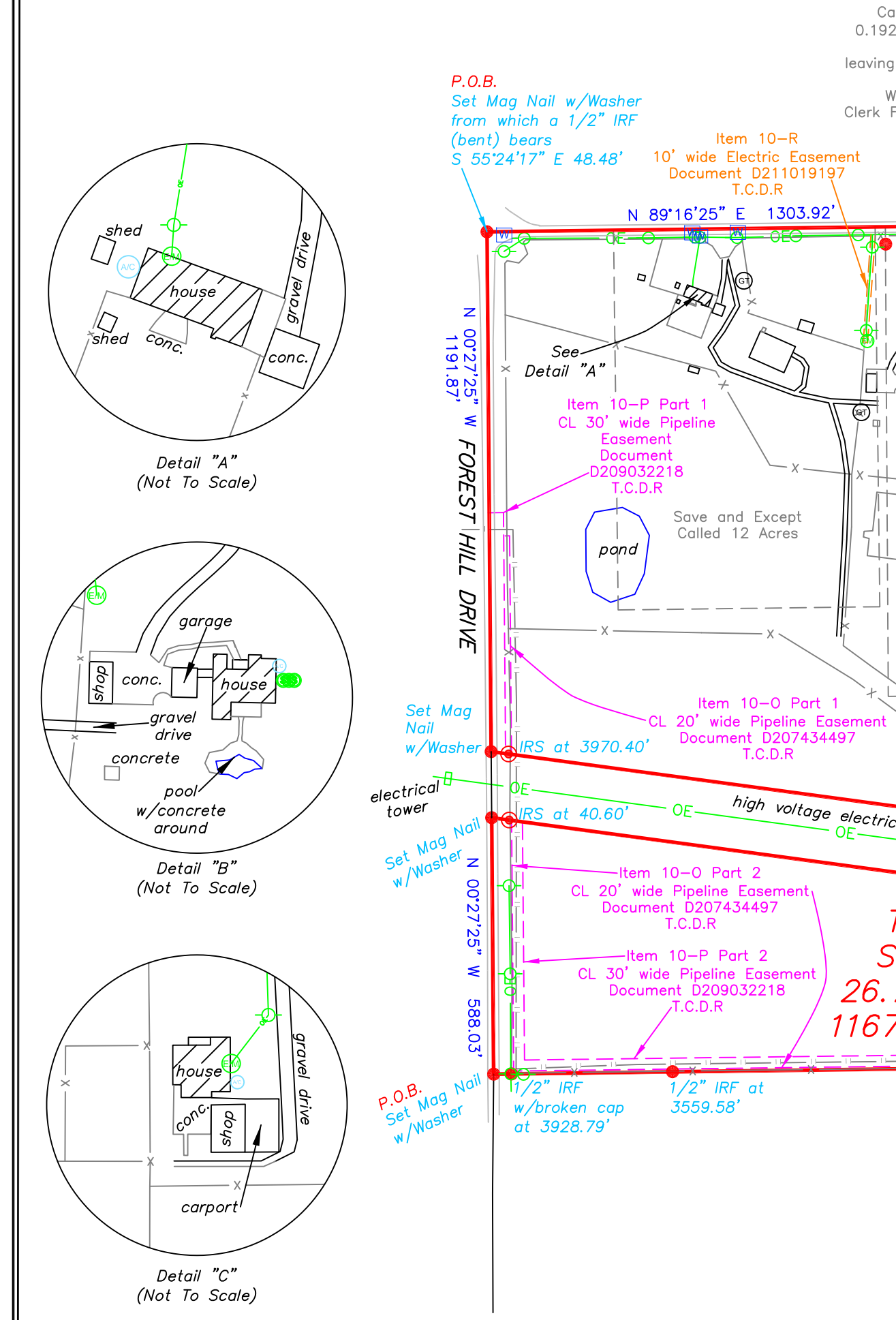
That certain piece, parcel or tract of land containing 26.794 acres, being all of a called 26.258 acre tract (Tract 3), Parcel B, described in a deed to William G. Hornick, recorded in File Number 2010-203294, Tarrant County Plat Records (T.C.P.R.), located within the Shelby County School Land Survey, A-1375, Tarrant County, Texas, all as shown on plat of survey prepared by Bowman Consulting, on file as Job No. 381212, which tract is more particularly described as follows, to wit (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING in the centerline of Forst Hill Drive, at a Mag nail with a metal washer, set for the southwest corner of this tract and of said 26.258 acre tract, same being the northwest corner of a called 36.096 acre tract, described in a deed to Royal Crest Section 1, recorded in Document Number D 170045805, Tarrant County Official Public Records (T.C.O.P.R.);

THENCE N 00° 27' 25" W, with the centerline of Forest Hill Drive, being the west line of this tract and of said 26.258 acre tract, for a distance of 588.03 feet, to a Mag nail with a metal washer, set for the northwest corner of this tract and of said 26.258 acre tract, same being the southwest corner of a tract, described in a deed to Texas Electric Service Company, recorded in Volume 3562, Page 358, T.C.O.P.R.;

THENCE S 82° 18' 05" E, being the north line of this tract and of said 26.258 acre tract, same being the south line of said Texas Electric Service Company tract, at a distance of 40.60 feet, passing a set 1/2" iron rod with a plastic cap stamped "Bowman", for a total distance of 4010.26 feet, to a concrete monument, found for the east corner of this tract and of said 26.258 acre tract, same being the southeast corner of said Texas Electric Service Company tract and an ell corner of the residue of a called 40.00 acre tract, described in a deed to William J. Schultz, recorded in Volume 2875, Page 300, T.C.O.P.R.;

THENCE S 89° 16' 00" W, with an existing fence, being the south line of this tract and of said 26.258 acre tract, same being the westernmost south line of said 40.00 acre Schultz tract, the north line of a called 89.24 acre tract (Tract 2), described in a deed to SFW 90, LLC, recorded in Document Number D220289537, T.C.O.P.R. and the north line of said Royal Crest Section 1 tract, at a distance of 2799.32 feet, passing a found 1/2" iron rod, at a distance of 3559.58 feet, passing a found 1/2" iron rod, at a distance of 3928.79 feet, passing a found 1/2" iron rod with a plastic cap (broken), for a total distance of 3969.75 feet, to the POINT OF BEGINNING.



SCHEDULE B ITEMS

Commitment No: 9001222401344 GF No.: FT-4412-9001222401344-TW

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

- The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
 In Volume 3562, Page 358, Deed Records, Tarrant County, Texas Not a survey matter
 Omitting any covenants or reservations, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
- Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements, As shown, if any.
- Homebased or community property or survivorship rights, if any, as shown of any insured. (Applies to the Owner Policy only) Not a survey matter
- Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities, N/A
 - to idelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulches or coans, or
 - to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - to filled-in lands, or artificial islands, or
 - to statutory water rights, including riparian rights, or
 - to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area. (Applies to the Owner Policy only.)
- Standby fees, taxes and assessments by any taxing authority for the year 2024 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Mortgage Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2024 and subsequent year.") Not a survey matter
- The terms and conditions of the documents creating your interest in the land. Not a survey matter
- Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgage Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.) Not a survey matter
- Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Mortgage Policy (T-2) only) Not a survey matter
- The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgage Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgage Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgage Policy of Title Insurance (T-2R).) Not a survey matter
- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - Rights of parties in possession. Not a survey matter
 - Rights of tenants in possession, as tenants only, under unrecorded lease agreements. No certification will be made by the undersigned to any unrecorded leases or agreements
 - The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgage Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:
 Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. As shown, if any.
 Note: Upon receipt of a survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after reviewing said survey.

- If any portion of the proposed loan and/or the Owner's Title Policy coverage amount exceeds funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:
 Not a survey matter
 Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the Insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof.
 Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to \$ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the Insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.
 Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increases as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. No certification will be made by the undersigned to any unrecorded leases or agreements
- All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land that are not listed. No certification will be made by the undersigned to any unrecorded leases or agreements
- The following items as shown on plat recorded under Clerk's File No. 2010-203294, Plat Records, Tarrant County, Texas:
 - Twenty five foot building lines; All as shown hereon.
 - Twenty foot building lines; All as shown hereon.
 - 30' Party R.O.W. dedication All as shown hereon.
- Water/Wastewater Impact Fees and Transportation Impact Fees as noted on plat recorded under Clerk's File No. 2010-203294, Plat Records, Tarrant County, Texas Not a survey matter
 Tract 1
- Matters contained in that certain document
 Tract 1
 Entitled: Affidavit to the Public
 Dated: May 14, 2012 Executed by: Bill and Donna Hornick
 Recording Date: May 21, 2012
 Recording No: In Document D212120498, Deed Records, Tarrant County, Texas Not a survey matter
 Reference is hereby made to said document for full particulars.
 Tract 1
- Easement(s) and rights incidental thereto, as granted in a document: Granted to: Texas Electric Service Company
 Purpose: As provided in said document
 Recording Date: May 5, 1937
 Recording No:in Volume 1328, Page 396, Deed Records, Tarrant County, Texas Affects: Tract 2
 Easement is blanket in nature, therefore is not a plottable exception
- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Texas Electric Service Company
 Purpose: As provided in said document
 Recording Date: May 20, 1976
 Recording No:in Volume 6019, Page 318, Deed Records, Tarrant County, Texas Affects: Tract 2
 Not a plottable exception

- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Barnett Gathring, LP
 Purpose: As provided in said document
 Recording Date: August 9, 2007
 Recording No:in Document D207281093, Deed Records, Tarrant County, Texas Affects: Tract 2
 As shown and noted hereon.
- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Barnett Gathring LP
 Purpose: As provided in said document
 Recording Date: January 16, 2007
 Recording No:in Document D20710702, Deed Records, Tarrant County, Texas Affects: Tract 2
 As shown and noted hereon.
- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Barnett Gathring LP
 Purpose: As provided in said document
 Recording Date: August 9, 2007
 Recording No:in Document D207281084, Deed Records, Tarrant County, Texas Affects: Tract 3
 As shown and noted hereon.
- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Barnett Gathring LP
 Purpose: As provided in said document
 Recording Date: December 7, 2007
 Recording No:in Document D207434497, Deed Records, Tarrant County, Texas Affects: Tract 3
 As shown and noted hereon.
- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Barnett Gathring, LP
 Purpose: As provided in said document
 Recording Date: February 6, 2009
 Recording No:in Document D209032218, Deed Records, Tarrant County, Texas Affects: Tract 3
 As shown and noted hereon.
- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Barnett Gathring, LP
 Purpose: As provided in said document
 Recording Date: July 27, 2011
 Recording No:in Document D21178502, Deed Records, Tarrant County, Texas Affects: 3
 Does not affect the subject property.
- Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Onco Electric Delivery Company LLC, a Delaware limited liability company Purpose:As provided in said document
 Recording Date: January 24, 2011
 Recording No:in Document D211019197, Deed Records, Tarrant County, Texas Affects: 3
 As shown and noted hereon.



Bowman
 4901 E End Blvd South, Marshall, TX 75672
 www.bowman.com
 TPELS Firm No. 101206001 LA Firm No. 846
 JOB NO: 381212 REVISION: P-1
 FW BY: ARF SCALE: 1"=300'
 DRAWN BY: AR SHEET 1 OF 1
 CHKD BY: MHT

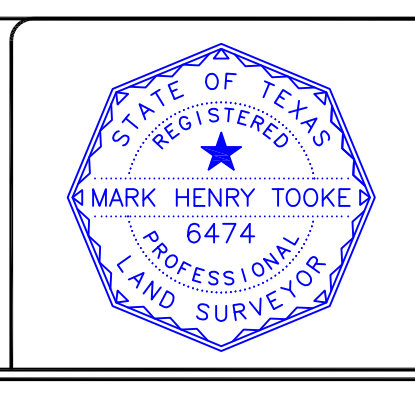
PLAT SHOWING:
 SURVEYED 114.938 ACRES (TRACT 1) BEING ALL OF A CALLED 27.32 ACRE TRACT 2, PARCEL A, ALL OF A CALLED 20.28 ACRE TRACT 2, PARCEL B, ALL OF A CALLED 69.303 ACRE TRACT 2, PARCEL A, FINALLY BEING ALL OF A CALLED 5.1928 ACRES DESCRIBED IN A DEED TO WILLIAM G. HORNICK AND RECORDED IN FILE NO. 2010-203294, T.C.P.R., ALSO SURVEYED 26.794 ACRES OF LAND BEING ALL OF A CALLED 26.258 ACRES TRACT 3, PARCEL B, LOCATED WITHIN THE SHELBY COUNTY SCHOOL LAND SURVEY, A-1375, TARRANT COUNTY, TEXAS

REVISION SCHEDULE

REV. #	DESCRIPTION	DATE
P-1	ISSUED FOR REVIEW	9/4/24

NOTES
 ALL BEARINGS ARE BASED UPON GRID NORTH AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (MAD 83) NORTH CENTRAL ZONE AS DERIVED FROM GPS OBSERVATIONS.
 THIS PLAT IS PREPARED FOR THE PARTIES INVOLVED IN THIS TRANSACTION ONLY. MTX SURVEYING WILL NOT BE LIABLE FOR ANY COPIES MADE AFTER THE DATE SHOWN OR ALTERATIONS MADE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF MTX SURVEYING.

ALTA - NSPS LAND TITLE SURVEY
 FOREST HILL DRIVE - LON STEPHENSON ROAD
 TARRANT COUNTY, TEXAS



To: Back Mountain Land & Fidelity National Title Insurance Company (GF# 9001222401344), effective date July 23, 2024, exclusively.
 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 include items 1, 2, 3, 7a, 8, 9, 10, 11b, 13 & 14 of Table A thereof. The "Work" was completed in August, 2024.
 Mark H. Tooke R.P.L.S.: 6474 DATE 9/20/2024