



# NEIGHBORHOOD GROUP NOTICES

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

You may:

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

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

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

**Email:** [zoninglanduse@fortworthtexas.gov](mailto:zoninglanduse@fortworthtexas.gov)

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

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

To register to speak at the City Council hearing, please visit [fortworthtexas.gov](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

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

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

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

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



Aerial Photo Map

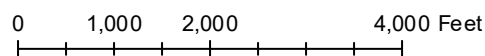
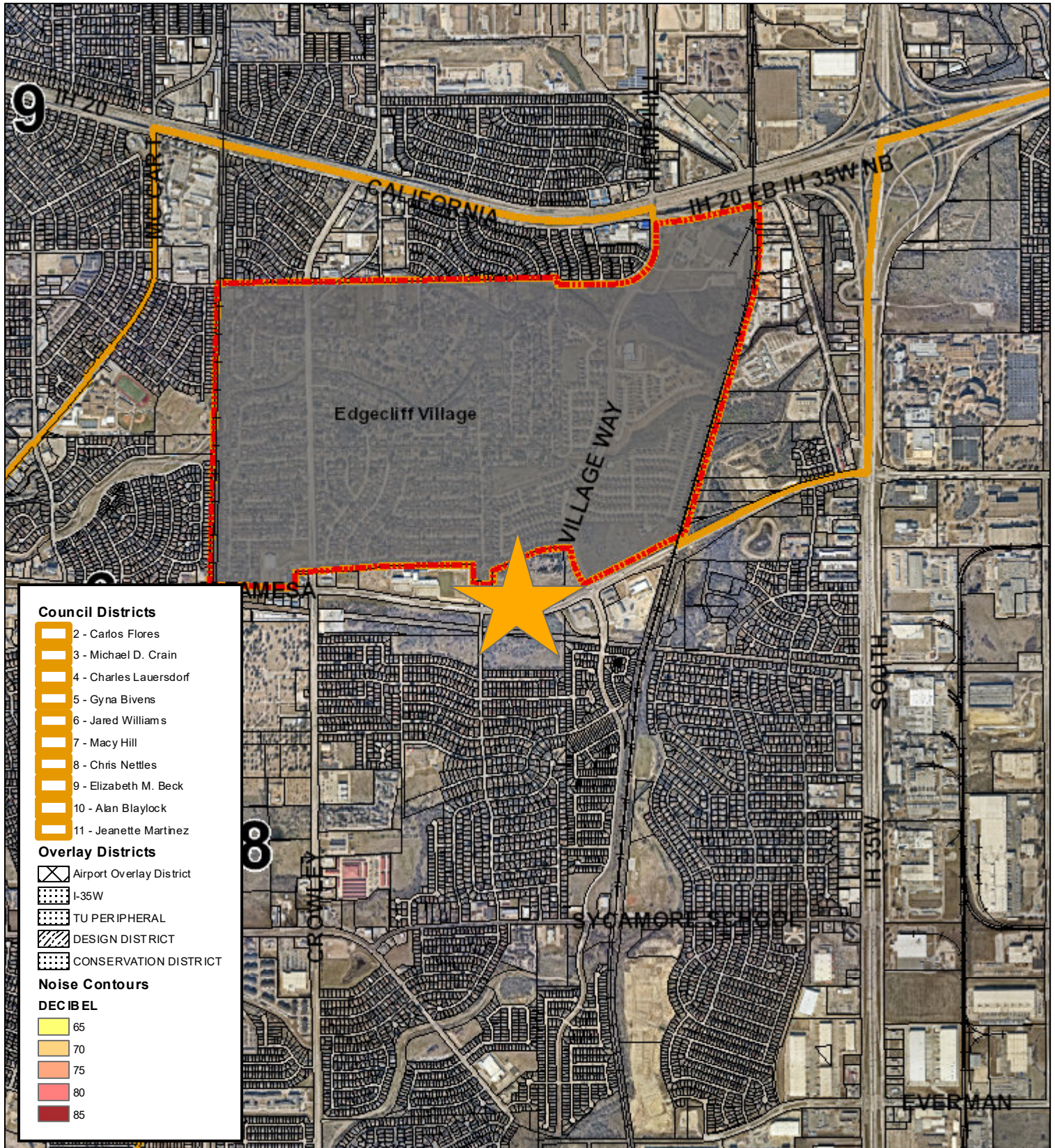


0 420 840 1,680 Feet





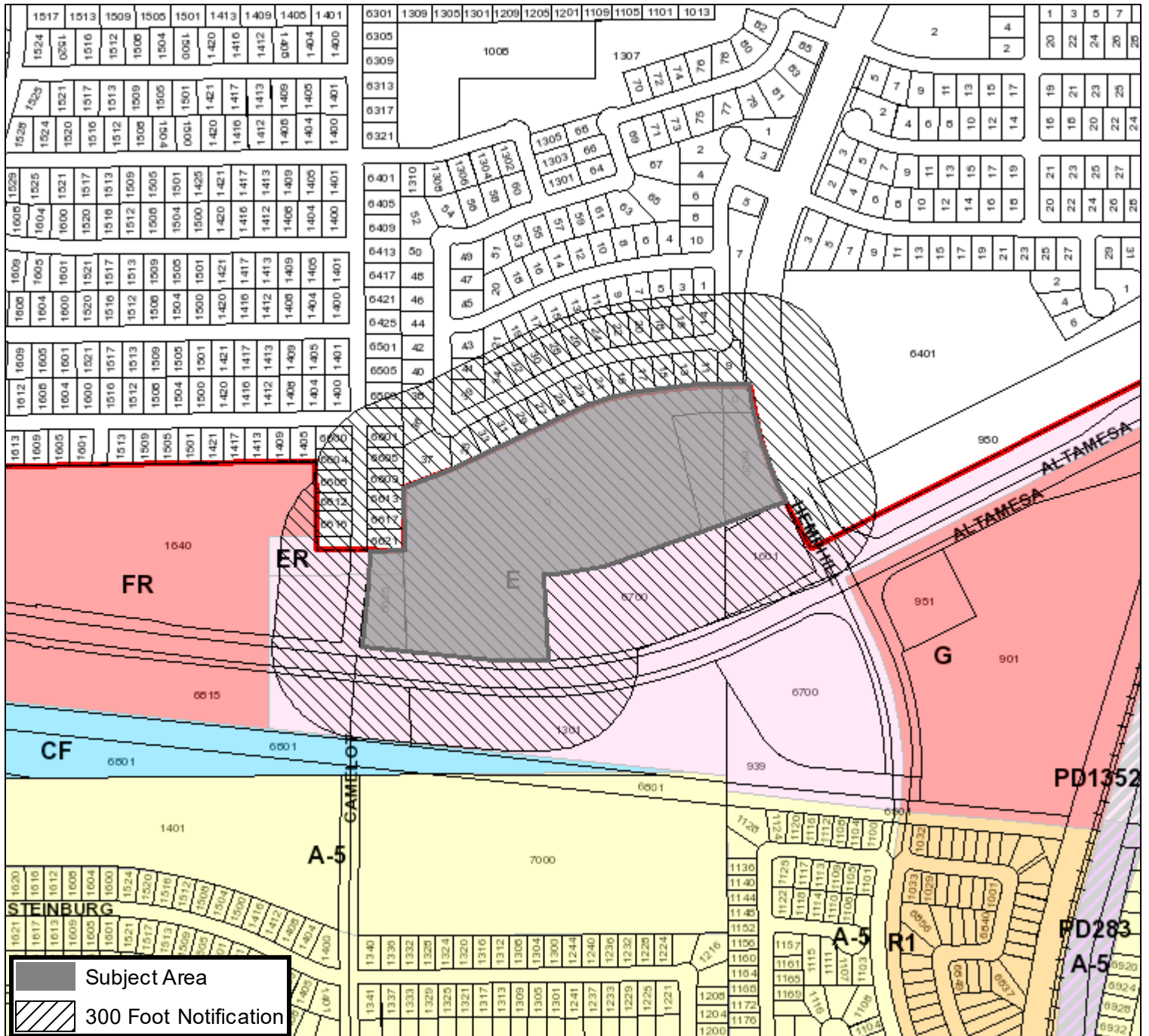
### Area Map





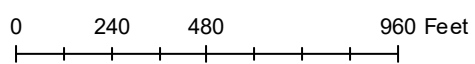


### Area Zoning Map

Applicant: Edgecliff Partners  
 Address: 6620 Village Parkway 6700 Village Pkwy; 1601 Altamesa Blvd, and 6625 Camelot Rd  
 Zoning From: E, ER  
 Zoning To: PD/D Detached Multifamily w/ Development Standards  
 Acres: 16.6672128  
 Mapsco: Text  
 Sector/District: Sycamore  
 Commission Date: 2/12/2025  
 Contact: 817-392-2806

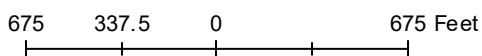
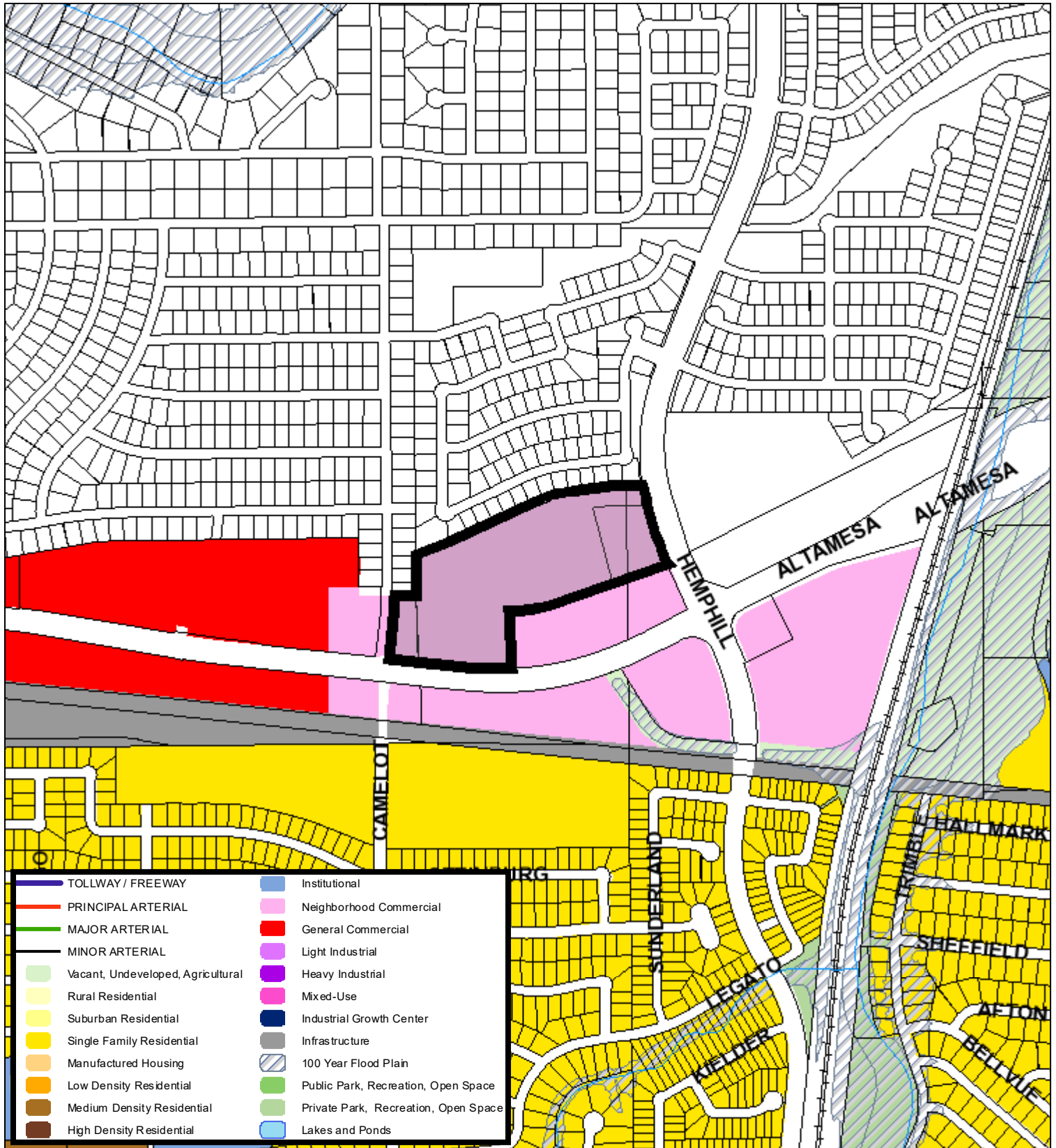


 Subject Area  
 300 Foot Notification





### Future Land Use

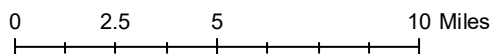
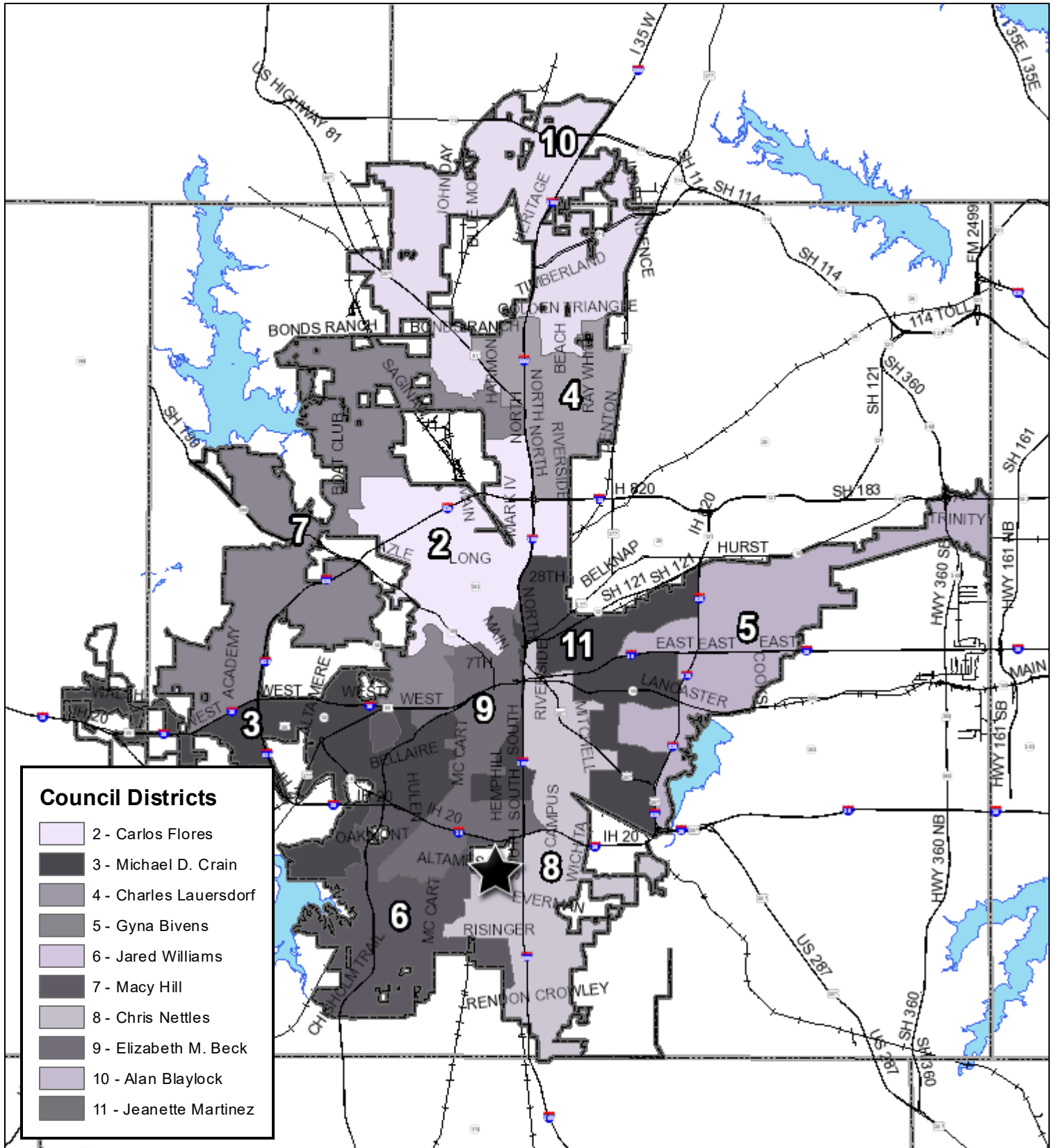


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





### Location Map







# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Edgecliff Partners

Mailing Address 16001 Elm Street, Ste 3400 City, State, Zip Fort Worth, TX 75201

Phone \_\_\_\_\_ Email \_\_\_\_\_

**APPLICANT** Nexmetro Communities

Mailing Address 14951 North Dallas Parkway, Ste 410 City, State, Zip Dallas, TX 75254

Phone \_\_\_\_\_ Email \_\_\_\_\_

**AGENT / OTHER CONTACT** Westwood Professional Services, Amanda Mata PE

Mailing Address 9800 Hillwood Parkway, Ste 250 City, State, Zip Fort Worth, TX 76177

Phone 817.562.3350 Email amanda.mata@westwoodps.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): 6620 Village Parkway 6700 Village Pkwy; 1601 Altamesa Blvd, and 6625 Camelot Rd

Total Rezoning Acreage: 16.7  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): \_\_\_\_\_

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: 16.7 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):  E  Proposed Zoning District(s):  PD-D

Current Use of Property:  undeveloped

Proposed Use of Property:  cottage style multi family homes for rent

#### For Planned Development (PD) Requests Only

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

Base Zoning District Proposed for PD:  D

Land Uses Being Added or Removed:  cottage style multi family homes for rent

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

Will be shown on the Site Plan.

- 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.

This request is to rezone approximately 16.7 acres from "E - Neighborhood Commercial" zoning to a Planned Development (PD). The requested PD is based on the "D – high density multi family" zoning district with waivers needed for this specific development. These waivers are found on the Site Plan.

The requested use will allow for the development of a cottage style multifamily homes for rent. This will be multiple units on a single lot. This type of product is also called horizontal multi-family. The development will be approximately 181 units. Parking for these units will be a combination of open air, covered and garage style. These types are delineated on the Site Plan. The development will also have open space that is spread through the development, an event lawn for programmed events or open play and a pool for the residents. The development will be gated.

The proposed Site is a combination of parcels with two ownerships.

The City's Comprehensive Plan designates the Site as being neighborhood commercial. Surrounding the Site are undeveloped properties, single family properties and commercial development. The proposed PD will provide a more staggered development type buffer and transition between the single family residential and commercial uses. The requested cottage style multi-family will be well situated to add to the population base in this area that may spur future commercial development. The additional of cottage homes further adds a level of diversity to the City's economic base and more options for housing.

This style of development has been done in multiple locations across the country and in Fort Worth by this applicant. Our history has proven that we provide quality products for a growing segment of the population.



## 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.

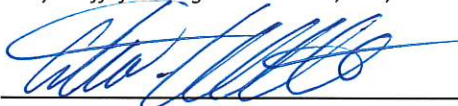
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council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

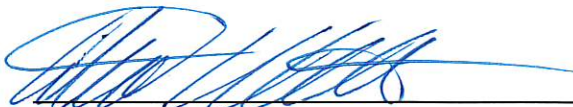
**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

AUTHORITY IS HEREBY GRANTED TO (NAME) Westwood Professional Services 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:

*\*\*see attached\*\**

(CERTIFIED LEGAL DESCRIPTION)

6620 & 6700 Village Pkwy; 1601 Altamesa Blvd, and 6625 Camelot Rd

  
Owner's Signature (of the above referenced property)

Carter W. Hunt  
Owner's Name (Printed)

  
Applicant or Agent's Signature

Amanda Mata  
Applicant or Agent's Name (Printed):



PARKING SUMMARY		
PARKING TYPE	DIMENSIONS	PARKING SPACE TOTALS (BY TYPE)
UNCOVERED/OPEN	9' x 18'	326
COVERED CARPORT	9' x 18'	0
ENCLOSED GARAGE	10' x 19.5'	48
RESIDENTIAL ADA		
-UNCOVERED/OPEN	9' x 18'	3
-ENCLOSED GARAGE (STND)	20 x 19.5'	0
-ENCLOSED GARAGE (VAN)		0
LEASING CENTER ADA	9' x 18' (STND) 11' x 18' (VAN)	2 1
<b>TOTAL PROVIDED</b>		<b>380</b>

**RESIDENTIAL PARKING REQUIRED:**  
 30 1BR @ 1 SP/BR=60 SPACES  
 68 2BR @ 1 SP/BR=136 SPACES  
 55 3BR @ 1 SP/BR=165 SPACES  
 1112 SF @ 1SP/250SF=5 SPACES  
 ADA PARKING = 8 SPACES  
**TOTAL = 374 SPACES**

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:  
 TEXAS 811 1-800-344-8377  
 ATMOS GAS 972-881-4161  
 TXU ELECTRIC DELIVERY 1-800-711-9112  
 CITY OF FORT WORTH 817-392-8100  
 CITY OF FORT WORTH WATER DEPT. 817-392-4477  
 CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

SCALE: 1" = 60'

**LEGEND**

- FIRE LANE
- OPEN SPACE
- FENCE
- COVERED PARKING
- PARKING COUNT
- BUILDINGS

- GENERAL NOTES:**
- PROPOSED ZONING: PD/C PLANNED DEVELOPMENT FOR ALL USERS IN "D" HIGH DENSITY MULTIFAMILY; SITE PLAN REQUIREMENTS, WAIVER TO MFD SUBMISSION; AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
  - A MFD SITE PLAN WILL NOT BE REQUIRED FOR THIS PROJECT.
  - ALL PROVIDED LIGHTING SHALL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
  - ALL SIGNS SHALL CONFORM TO ARTICLE 4.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
  - DUMPSTERS WILL BE SCREENED WITH A MASONRY WALL.
  - VARIATION OF ROOF ELEVATIONS AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS INCLUDE: BRICK, STONE, SYNTHETIC STONE, STUCCO, AND FIBER CEMENT SIDING.
  - THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "C" DISTRICT STANDARDS, WITH THE FOLLOWING VARIANCES:
    - FENCES, GATES, PARKING, AND ACCESS DRIVES / EASEMENTS SHALL BE ALLOWED IN FRONT, SIDE, AND REAR YARD SETBACKS AND WITHIN THE AREA BETWEEN BUILDING FACADES AND PROPERTY LINE.
    - OPEN SPACE DEFINED BY SECTION 9.101 OF THE ZONING ORDINANCE: "OPEN SPACE MUST BE OPEN TO THE SKY AND CANNOT BE PAVED, EXCEPT FOR NECESSARY SIDEWALKS, ACTIVE RECREATION AREAS AND PATIOS THAT ARE ADJACENT TO DWELLING UNITS AND NOT ENCLOSED BY A FENCE." NO SPACE OR AREA LESS THAN 25 FEET IN EITHER DIMENSION SHALL BE COUNTED AS OPEN SPACE.

**BENCHMARKS**

BM #1 - (P2470) - X-Cut in a concrete driveway, +/- 185' east from the centerline of Bonnie Brae Street & +/- 390' north from the centerline of Riney Road, & +/- 90' west of a substation.  
 ELEVATION = 698.73'

BM #2 - (P2471) - X-Cut on a concrete curb inlet, located on the west curb line of Bonnie Brae Street, +/- 75' southwest from the centerline of US Highway 77, & +/- 1180' north from the centerline intersection of Bonnie Brae Street and Conquest Drive.  
 ELEVATION = 687.80'

**PRELIMINARY - FOR REVIEW ONLY -**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

AMANDA MATA 130086 07/03/24  
 TYPE OR PRINT NAME PER DATE



**ALTAMESA BOULEVARD (A VARIABLE RIGHT-OF-WAY)**

**ALTAMESA BOULEVARD (A VARIABLE RIGHT-OF-WAY)**

RESIDENTIAL SUMMARY							
UNIT TYPE	FLOOR AREA	TOP PLATE HT.	MAX UNIT DIMENSIONS	# OF STORIES	ALLOWABLE MATERIALS	UNITS	% OF UNITS
1 BEDROOM	690 SQ FT	10'-1"	51'-0" x 31'-5.5"	1	Brick, Stone, Synthetic	30	20%
2 BEDROOM	984 SQ FT	10'-1"	37'-6" x 31'-9.5"	1	Stone, Stucco, Fiber Cement	68	44%
3 BEDROOM	1265 SQ FT	10'-1"	45'-6" x 31'-7.5"	1	Siding	55	36%
<b>TOTAL</b>						<b>153</b>	

GROSS DENSITY = 10.55 UNITS PER ACRE  
 TOTAL GROSS ACRES = 14.5 ACRES

OPEN SPACE CALCULATIONS		
AREA USED FOR OPEN SPACE CALCULATION	OPEN SPACE AREA REQUIRED	PROVIDED OPEN SPACE
(AC)	(%)	(%)
6.47	35	4500%

FOOTPRINT AREA = SUM OF BUILDING FOOTPRINTS, PARKING AREAS, ACCESS DRIVES, AND FENCED PATIO YARDS  
 AREA USED FOR OPEN SPACE CALCULATION - TOTAL SITE AREA MINUS FOOTPRINT AREA

ENHANCED LANDSCAPE TABLE		
		POINTS
STREET TREES	TREES SHALL BE PLANTED WITHIN A PLANTING STRIP OR FLUSH WITH THE SIDEWALK SURFACE; LOCATION AND TYPE AS APPROVED BY THE CITY FORESTER IF WITHIN THE RIGHT-OF-WAY. IF TREES CANNOT BE INSTALLED WITHIN THE RIGHT-OF-WAY, TREES SHALL BE INSTALLED IN A LOCATION WHERE THE TREE CANOPY AFFECTS THE PUBLIC SIDEWALK. REQUIRED SPACING AS SPECIFIED BELOW OR AS APPROVED BY THE CITY FORESTER. SMALL/MEDIUM CANOPY = 25-30 FT ON CENTER WHERE NECESSARY SPACING EXCEPTIONS MAY BE MADE TO ACCOMMODATE MATURE TREES, CURB CUTS, FIRE HYDRANTS AND OTHER INFRASTRUCTURE ELEMENTS. STREET TREES MAY BE COUNTED TOWARD THE PLANTING REQUIREMENTS FOR THE URBAN FORESTRY REQUIRED TREE CANOPY COVERAGE.	10
PRIVATE POOL	1,092 SQ FT; MINIMUM AREA NOT LESS THAN 1,000 SQ FT.	5
PRIVATE PARK/DOG PARK	MUST PROVIDE RECREATIONAL FACILITIES/AMENITIES. MAY INCLUDE OPEN DRAINAGE AREA/EASEMENT/POND AS LONG AS AMENITIES ARE PROVIDED.	5
PROXIMITY TO PUBLIC PARK	WITHIN 1,000 FT. AS MEASURED FROM PROPERTY LINE	5
<b>TOTAL ENHANCED LANDSCAPE POINTS (20 MINIMUM REQUIRED)</b>		<b>25</b>

ALTAMESA BTR

**PLANNED DEVELOPMENT**

FORT WORTH, TARRANT COUNTY, TEXAS

**Westwood**

Westwood Professional Services, Inc.  
 TEXAS REGISTRATION ENGINEERING FIRM NO. 12207  
 8800 WILLOWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76117  
 FORT WORTH PHONE: (817) 962-3350

DRAWN: JLL	DATE: 11/21/2024	PROJECT #: 0057872.00	SHEET
DESIGNED: AM			
REVIEWER: AM			

Drawing: A:\000\75\000\000\CAD\DWG\2024\10\_1051072\24-001E.dwg  
 User: JLL  
 Date: 11/21/2024 10:27 AM  
 Plot Date: 11/21/2024 11:14 AM

PLANNED DEVELOPMENT



Requirement	D Standards	Proposed PD/D (Provided per site plan)
Density	Maximum 32 units per acre	10 units per acre
Height	Maximum height of 36'	10' 1" top plate height
Required Yards	Front Yard: 20' Min	<u>Front Yard:</u> Altamesa Blvd : 30' provided building setback
	Rear Yard: 5' Min	<u>Rear Yard:</u> 20' provided building setback
	Interior Side Yard: 5' Min	<u>Side Yard:</u> 10' provided building setback
	Corner lot side yard: 10' Min adjacent to street	<u>Side Yard:</u> Village Parkway: 25' provided building setback
	Setback Adjacent to one or two-family residential districts:	
	- Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum	
	- 1:1 setback with a 10 foot minimum setback for one-story garages and carports	
	- 20 foot minimum setback for dumpster enclosures and one-story accessory structures	
Buffer yard	Where adjacent to one or two-family district, a five foot buffer yard and minimum six foot screen fence shall be placed on the property line and should be landscaped per point system	No bufferyard plantings proposed, as the units private backyards back up to the screening fence. (requires Development Regulation Standard)
Fences	Fences shall not be located in the area between building facades and the property line. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screen fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed	
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area  Spaces required: 374 Spaces	Complies: 374 provided
Open Space	35% Minimum	45% Provided - Applicant is meeting this percentage by revising the way open space is calculated-- using the definition in Ch. 9 rather than the open space regulations within "D"
Landscaping	Must meet 20 points of enhances landscaping	Meets 20 points of Enhanced Landscaping
Urban Forestry	Must comply with 6.302(g) Urban Forestry ordinances requirements	Minimum 10% tree canopy preservation proposed. Additional plantings (min. 1 tree per unit = 153 trees) proposed.
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	Buildings are facing the street
Façade Variation	Must meet selection of façade variation elements	Will be reviewed upon building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (Requires Development Regulation Standard)



**DESCRIPTION FOR ZONING OF  
16.665 ACRES OF LAND**

**BEING** A TRACT OF LAND SITUATED IN THE J. VAN RIPER SURVEY, ABSTRACT NUMBER 1589, AND THE G. HERRERA SURVEY, ABSTRACT NUMBER 2027, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO S16 TEXAS HOLD-EM FT WORTH LLC RECORDED IN INSTRUMENT NUMBER D219299424, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO EDGECLIFF PARTNERS, L.P., RECORDED IN INSTRUMENT NUMBER D203351879 (TRACT 1), SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID S16 TEXAS HOLD-EM TRACT, THE NORTHEAST CORNER OF LOT 4, BLOCK 16, EDGECLIFF VILLAGE II, AN ADDITION TO THE TOWN OF EDGECLIFF VILLAGE, TEXAS, BY PLAT RECORDED IN VOLUME 388-53, PAGE 88 AND THE SOUTHWEST CORNER OF LOT 19, BLOCK C, VILLAGES AT EDGECLIFF SECTION 1, AN ADDITION TO SAID TOWN OF EDGECLIFF VILLAGE, BY PLAT RECORDED IN INSTRUMENT NUMBER D206125545, BOTH OF SAID COUNTY RECORDS;

**THENCE** WITH THE NORTH LINE OF SAID S16 TEXAS HOLD-EM TRACT AND THE SOUTH LINE OF SAID BLOCK C THE FOLLOWING COURSES AND DISTANCES:

N 69° 03' 15" E, 173.87 FEET;

N 64° 33' 53" E, 470.81 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 195.05 FEET, THROUGH A CENTRAL ANGLE OF 18° 10' 18", HAVING A RADIUS OF 615.00 FEET, THE LONG CHORD WHICH BEARS N 73° 39' 02" E, 194.23 FEET;

N 82° 44' 11" E, 206.73 FEET;

N 89° 03' 05" E, 171.27 FEET, TO THE NORTHEAST CORNER OF SAID S16 TEXAS HOLD-EM TRACT, THE SOUTHEAST CORNER OF LOT 35X, SAID BLOCK C, THE WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 120 FOOT RIGHT-OF-WAY), AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

**THENCE** WITH SAID WEST RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE LEFT, AT 96.27 FEET, PASSING THE MOST EASTERLY CORNER OF SAID S16 TEXAS HOLD-EM TRACT AND THE NORTHEAST CORNER OF SAID TRACT 1 REMAINDER, IN ALL, A TOTAL ARC DISTANCE OF 405.16 FEET, THROUGH A CENTRAL ANGLE OF 18° 43' 15", HAVING A RADIUS OF 1240.00 FEET, THE LONG CHORD WHICH BEARS S 17° 18' 30" E, 403.36 FEET;

**THENCE** S 27° 09' 16" E, 7.94 FEET, CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE;

**THENCE** S 70° 14' 19" W, AT 293.35 FEET, PASSING AN "ELL" CORNER IN THE WEST LINE OF SAID TRACT 1 REMAINDER AND THE EAST LINE OF SAID S16 TEXAS HOLD-EM TRACT, IN ALL, A TOTAL DISTANCE OF 641.91 FEET;

**THENCE** WITH SAID COMMON EAST-WEST LINE, THE FOLLOWING BEARINGS AND DISTANCES:

S 77° 18' 07" W, 31.33 FEET;

S 82° 19' 24" W, 138.51 FEET;

S 83° 40' 42" W, 35.75 FEET, TO THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT 1 REMAINDER;

S 02° 39' 31" E, 285.39 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT 1 REMAINDER, THE SOUTHEAST CORNER OF SAID S16 TEXAS HOLD-EM TRACT, THE NORTH RIGHT-OF-WAY LINE OF ALTAMESA BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

**THENCE** WITH SAID NORTH RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 227.88 FEET, THROUGH A CENTRAL ANGLE OF 08° 15' 05", HAVING A RADIUS OF 1582.35 FEET, THE LONG CHORD WHICH BEARS N 88° 31' 59" W, 227.69 FEET;

**THENCE** N 84° 24' 18" W, 393.07 FEET, CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF SAID S16 TEXAS HOLD-EM TRACT AND THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, J.R. ANDERSON ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, BY PLAT RECORDED IN INSTRUMENT NUMBER D219265015, SAID COUNTY RECORDS;

**THENCE** WITH THE WEST LINE OF SAID S16 TEXAS HOLD-EM TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 05° 53' 18" E, 216.13 FEET, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, TO THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 103.45 FEET, THROUGH A CENTRAL ANGLE OF 06°35'00", HAVING A RADIUS OF 900.31 FEET, THE LONG CHORD WHICH BEARS N 02°35'48"E, 103.39 FEET

N 00° 41' 42" W, 1.82 FEET, TO THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 AND THE SOUTH LINE OF LOT 6, BLOCK 16, OF AFOREMENTIONED EDGECLIFF VILLAGE II;

N 89° 19' 27" E, 115.09 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 6;

**THENCE** N 00° 45' 01" W, 210.00 FEET, CONTINUING WITH SAID WEST LINE, TO THE **POINT OF BEGINNING** AND CONTAINING 725,912 SQUARE FEET OR 16.665 ACRES MORE OR LESS.

“INTEGRAL PARTS OF THIS DOCUMENT”

1. DESCRIPTION (2 PAGES)
2. EXHIBIT



"This document was prepared under 22 Texas Administrative Code 138.95(5), does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

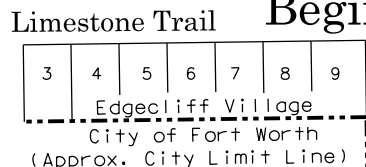
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 138.33e  
 Todd A. Bridges, RPLS 4940  
 Date:

J. VAN RIPER SURVEY  
 ABSTRACT NUMBER 1589



GRAPHIC SCALE IN FEET  
 "Integral Parts of this Document"  
 1. Description (2 Pages)  
 2. Exhibit

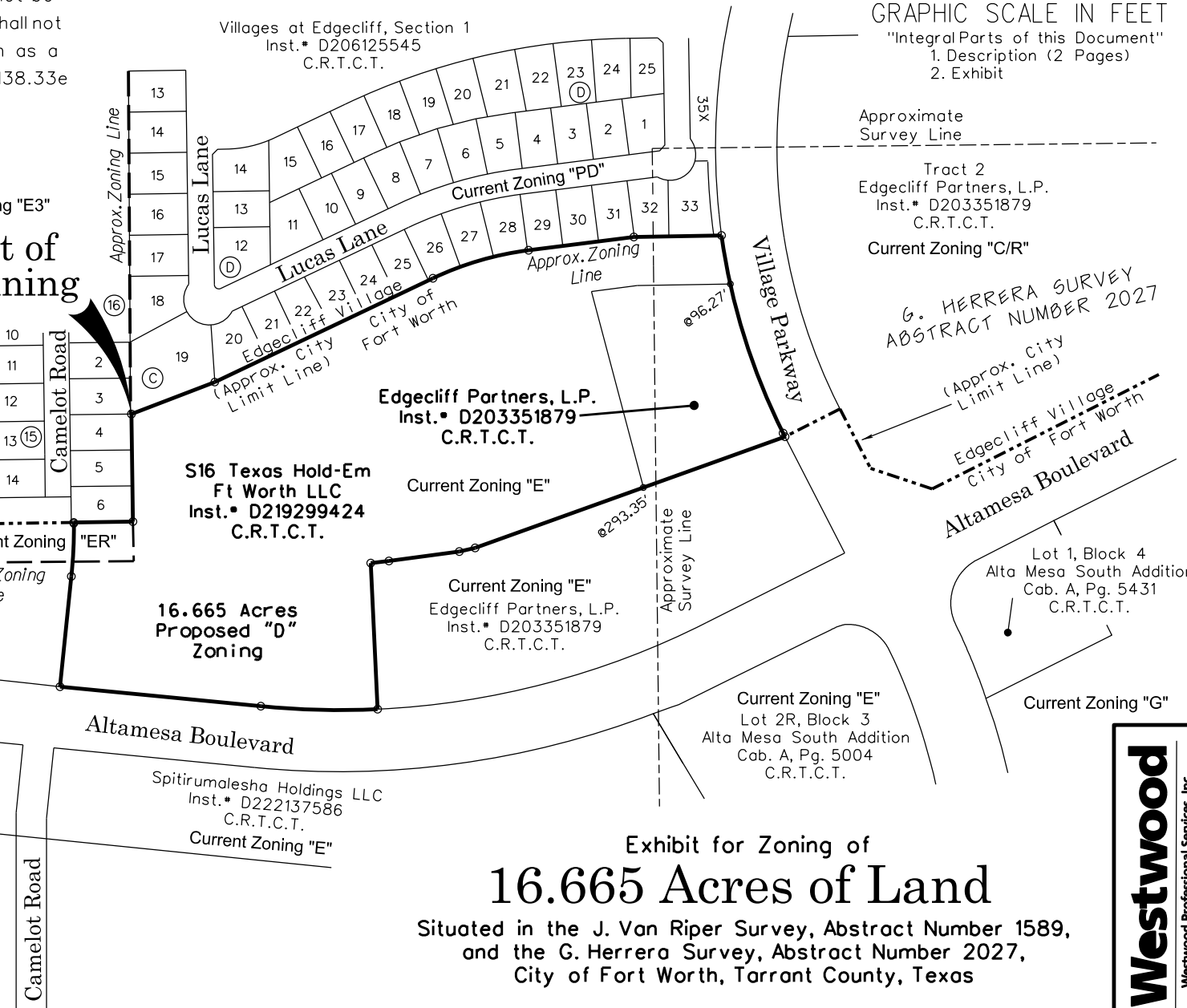
Edgecliff Village II  
 Vol. 388-53, Pg. 88  
 C.R.T.C.T.



J.R. Anderson Addition  
 Lot 1, Block 1  
 Inst.\* D219265015  
 C.R.T.C.T.



Spitirumalesha Holdings LLC  
 Inst.\* D222137586  
 C.R.T.C.T.



Point of Beginning

# Exhibit for Zoning of 16.665 Acres of Land

Situated in the J. Van Riper Survey, Abstract Number 1589,  
 and the G. Herrera Survey, Abstract Number 2027,  
 City of Fort Worth, Tarrant County, Texas

**Westwood**  
 Westwood Professional Services, Inc.  
 9800 HILLWOOD PARKWAY, SUITE 250  
 FORT WORTH, TEXAS 76177 PH.# 817-562-3350  
 N:\0057872.00\06 CAD\DGN\Survey\0057872-ZNI.dgn





**CONSENT OF MANAGER  
OF  
EDGECLIFF PARTNERS, LP**

Hunt Land Holdings, LLC being the General Partner of the Company, acting pursuant to the applicable laws of the State of Texas, does hereby consent to, adopt and approve in all respects, the following resolution and all transactions contemplated thereby, as of February 4, 2020.

**RESOLVED**, that pursuant to the Limited Liability Company Agreement of the Company, the following persons are and are hereby elected to the office stated to hold such office until their successors and qualify in their stead.

Carter W. Hunt	Vice President
Elizabeth Babb	Secretary

**IN WITNESS WHEREOF**, the undersigned Manager has executed this consent on this the 4<sup>th</sup> day of February 2020.

General Partner

Hunt Land Holdings, LLC



---

W. Herbert Hunt, Manager

**RESOLUTION OF THE MEMBER OF  
18 ALTAMESA FORT WORTH K-8 SCHOOL, LLC**

The undersigned, who or which constitutes the sole Member of the limited liability company listed above (the "Company"), hereby unanimously resolves, consents, and agrees as follows:

RESOLVED that Matt Kotter, Chief Development Officer of Athlos Academies, acting singly and without the act or signature of any other person or entity being necessary, is hereby authorized and empowered in the name and on behalf of the Company to sign, execute, and otherwise enter into land improvement and development agreements, on behalf of the Company.

IT IS FURTHER RESOLVED, that all the acts taken above and resolutions are approved, ratified, and adopted.

DATED this 16<sup>th</sup> day of October, 2017

MEMBER:  
SCHOOL PROPERTIES 2018, LLC

  
\_\_\_\_\_  
Jason Kotter, manager

**RESOLUTION OF THE MEMBER OF  
ALTAMESA FORT WORTH LAND, LLC  
fka 18 Altamesa Fort Worth K-8 School, LLC**

The undersigned, who or which constitutes the sole Member of the limited liability company listed above (the "Company"), hereby unanimously resolves, consents, and agrees as follows:

RESOLVED that pursuant to paragraph 1.11 of the Operating Agreement dated August 1, 2017, as amended, the following are named Managers for the Company.

1. Number, Tenure and Qualifications. The Company shall initially have two (2) Managers. The number of Managers of the Company shall be fixed from time to time by the Majority Vote of the Members. A Manager need not be a Member or a resident of the State of Idaho. Each Manager shall hold that position until his successor is elected and qualified. Except as provided below, Managers shall be elected by Majority Vote of the Members. Any Manager may resign at any time by giving written notice to the Members of the Company. The resignation of a Manager who is also a Member shall not affect the Manager's rights as a Member. The initial Managers shall be **JASON KOTTER** and **RYAN VAN ALFEN**.
2. Management and Control. Management of the business and affairs of the Company shall be vested in managers ("Manager(s)") who shall have the power and authority to manage the affairs of the Company and to make all decisions with respect to such management, except with respect to decisions requiring the approval of the Members under this Agreement or non-waivable provisions of applicable law. At any time when there is more than one Manager, any one Manager may take any action permitted to be taken by the Managers, unless the approval of more than one of the Managers is expressly required pursuant to this Agreement or the Act.
3. Powers. Without limiting the foregoing, a Manager is authorized on the Company's behalf to make all decisions as to:
  - a. the development, sale, lease or other disposition of (less than all, or substantially all) the Company's assets;
  - b. the purchase or other acquisition of the assets of all kinds;
  - c. the management of all or any part of the Company's assets;
  - d. the borrowing of money and the granting of security interests in the Company's assets (including loans from members);
  - e. the prepayment, refinancing, or extension of any mortgage affecting the Company's assets;
  - f. the compromise or release of any of the Company's claims or debts; and



- g. the employment of persons, firms, or corporations for the operation and management of the Company's business.

In the exercise of its management powers, and in the ordinary course of the Company's business, a Manager is authorized to execute and deliver:

- h. all contracts, conveyances, assignments, leases, subleases, franchise agreements, licensing agreements, management contracts and maintenance contracts covering or affecting the Company's assets;
- i. all checks, drafts, and other orders for the payment of the Company's funds;
- j. all promissory notes, mortgages, deeds of trust, security agreements, and other similar documents; and
- k. all other instruments of any kind or character relating to the Company's affairs whether like or unlike the foregoing.

IT IS FURTHER RESOLVED, that all the acts taken above and resolutions are approved, ratified, and adopted.

DATED this 20 day of September, 2019.

**MEMBER:**  
CHARTER SCHOOL PROPERTIES, LLC



---

By: Jason Kotter, its Manager

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TARRANT

§

§

**SPECIAL WARRANTY DEED**

This Special Warranty Deed (this "Deed") is executed by S16 Texas Hold-Em Ft. Worth LLC, an Idaho limited liability company, whose address is 1099 W. Front Street, Boise, ID 83702, ("Grantor"), for the benefit of Altamesa Fort Worth Land, LLC, an Idaho limited company, whose address is 918 W. Idaho Street, Boise, ID 83702 ("Grantee").

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor, Grantor does hereby **GRANT, SELL, AND CONVEY** unto Grantee that certain real property situated in Tarrant County, Texas and described in Exhibit A attached hereto and made a part hereof for all purposes (the "Real Property"), together with Grantor's right, title and interest, if any, in (i) all easements, rights, minerals (if any are owned by Grantor), privileges, appurtenances and improvements attached thereto or located thereon, (ii) all plans, specifications, authorizations, consents, entitlements, approvals, certificates, plats, permits, agreements, development agreements, rights under any bonds or other financial assurances, reports, studies, and surveys, in each case relating to the real property or improvements located thereon, and all warranties applicable thereto, (iii) all tangible personal property and fixtures used in the development, operation or maintenance of the real property and any intangible personal property associated therewith, (iv) any development fee credits, prepaid fees (including, without limitation building permit fees) or prepaid assessments or other credits associated with the real property, and (v) any other rights or privileges of any type appurtenant to such described real property (the "Other Property" and together with the Real Property, collectively, the "Property").

**TO HAVE AND TO HOLD** the Property unto Grantee, Grantee's heirs, executors, administrators, successors, and assigns, and Grantor does hereby bind Grantor and Grantor's successors and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the Real Property unto Grantee, Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject however, to the permitted exceptions described in Exhibit B attached hereto and made a part hereof.

By its acceptance hereof, Grantee, for itself and on behalf of anyone claiming by, through, or under Grantee, expressly acknowledges that Grantor has not made, and does not hereby make, any representation or warranty, express or implied, or arising by operation of law with respect to

the Property or any portion thereof, including, but not limited to, any warranty of condition, title (other than the special warranty of title with respect to the Real Property set forth above), habitability, merchantability or fitness for a particular purpose. Without limitation of the foregoing, Grantor hereby specifically disclaims any representation or warranty of any kind or character, oral or written, past, present or future, of, as to, or concerning (a) the nature and condition of the Property, including, without limitation, the existence of any environmental hazards or conditions (including but not limited to the presence of hazardous materials, hazardous substances, pollutants, and/or asbestos and/or above or below ground storage tanks) or compliance with any applicable environmental laws, rules, or regulations of any governmental or quasi-governmental authority; (b) the existence or availability of utilities or other services, or the right to obtain utilities or other services, (c) the existence, applicability, availability, validity, or enforceability of any entitlements or development rights related to or appurtenant to the Property; and (d) the compliance of the Property or its operation with any laws, ordinances or regulations of any governmental entity or body, including without limitation any laws relating to the environment, health, and public safety and/or any land use laws. The sale of the Property is made on an **“AS IS, WHERE IS, WITH ALL FAULTS”** basis.

**[SIGNATURE PAGE FOLLOWS]**



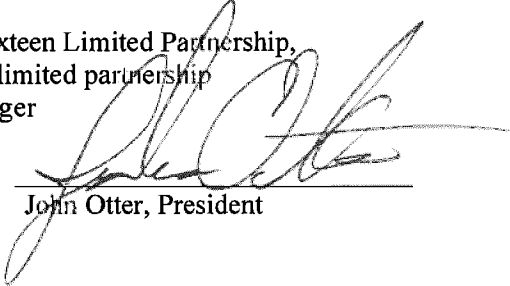
Executed this 20th day of November, 2024, and to be effective the 22nd day of November, 2024.

**GRANTOR:**

S16 Texas Hold-Em Ft. Worth LLC,  
an Idaho limited liability company

By: S16 Texas Hold-Em LLC,  
an Idaho limited liability company  
Its: Manager

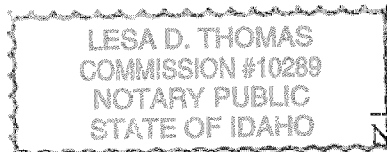
By: S-Sixteen Limited Partnership,  
an Idaho limited partnership  
Its: Manager

By:   
\_\_\_\_\_  
John Otter, President

STATE OF Idaho )  
 ) ss.  
County of Ada )

On November 20 2024 before me, Lesia D. Thomas (here insert name and title of the officer), personally appeared John Otter, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Lesia D. Thomas  
Notary Public in and for said State

My Commission Expires:

11-11-29

EXHIBIT A  
Property Description

TRACT 1:

BEING A 15.003 ACRE TRACT OF LAND SITUATED IN THE JOHN VAN RIPER SURVEY, ABSTRACT NO. 1589, AND THE GONFACIO HERRERA SURVEY, ABSTRACT NO. 2027, TARRANT COUNTY, TEXAS AND BEING PART OF A CALLED 98.110 ACRE TRACT DESCRIBED IN A DEED AS TRACT I TO EDGECLIFF PARTNERS, L.P RECORDED IN COUNTY CLERKS FILE NO. D203351879, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND ALL OF LOTS 4, 5, AND 6, BLOCK 16, EDGECLIFF VILLAGE II, RECORDED IN VOLUME 388-53, PAGE 88, PLAT RECORDS, TARRANT COUNTY, TEXAS. SAID 15.003 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE MOST SOUTHWESTERN CORNER OF THE VILLAGES AT EDGECLIFF, SECTION 1, A CALLED 38.943 ACRE ADDITION TO THE TOWN OF EDGECLIFF VILLAGE, AS RECORDED IN CABINET A, SLIDE 11074, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE, ALONG THE SOUTH LINE OF SAID VILLAGES AT EDGECLIFF ADDITION, SECTION 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 69 DEGREES 03 MINUTES 13 SECONDS EAST, A DISTANCE OF 173.87 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BEASLEY RPLS 4050" FOUND FOR CORNER;

NORTH 64 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 470.81 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 10 MINUTES 18 SECONDS, A RADIUS OF 615.00 FEET, AND A LONG CHORD THAT BEARS NORTH 73 DEGREES 39 MINUTES 02 SECONDS EAST A DISTANCE OF 194.23 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 195.05 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "BEASLEY RPLS 4050" FOUND FOR CORNER;

NORTH 82 DEGREES 44 MINUTES 11 SECONDS EAST, A DISTANCE OF 206.73 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 89 DEGREES 03 MINUTES 05 SECONDS EAST, A DISTANCE OF 171.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF AFORESAID 15.003 ACRE TRACT, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, (A VARIABLE WIDTH RIGHT-OF-WAY) DESCRIBED IN A DEED AS PARCEL 4 TO THE CITY OF EDGECLIFF RECORDED IN COUNTY CLERKS FILE NO. D195028459, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 26 MINUTES 54 SECONDS, A RADIUS OF 1,240.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 10 MINUTES 19 SECONDS EAST A DISTANCE OF 96.24 FEET;



ALONG SAID NON-TANGENT CURVE TO THE LEFT, AND ALONG THE SAID WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AN ARC DISTANCE OF 96.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AND OVER AND ACROSS AFORESAID 98.110 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 03 MINUTES 05 SECONDS WEST, A DISTANCE OF 181.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 82 DEGREES 44 MINUTES 11 SECONDS WEST, A DISTANCE OF 90.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 14 DEGREES 50 MINUTES 43 SECONDS EAST, A DISTANCE OF 395.42 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 70 DEGREES 14 MINUTES 19 SECONDS WEST, A DISTANCE OF 348.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 77 DEGREES 18 MINUTES 07 SECONDS WEST, A DISTANCE OF 31.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 82 DEGREES 19 MINUTES 24 SECONDS WEST, A DISTANCE OF 138.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 83 DEGREES 40 MINUTES 42 SECONDS WEST, A DISTANCE OF 35.75 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 02 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 285.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER; SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF ALTA MESA BOULEVARD, (A VARIABLE WIDTH RIGHT-OF-WAY) DESCRIBED IN A DEED TO THE CITY OF FORT WORTH, RECORDED IN COUNTY CLERK'S FILE NO. D184505629, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08 DEGREES 15 MINUTES 05 SECONDS, A RADIUS OF 1,582.35 FEET, AND A LONG CHORD THAT BEARS NORTH 88 DEGREES 31 MINUTES 59 SECONDS WEST A DISTANCE OF 227.69 FEET;

THENCE, ALONG THE AFORESAID NORTH RIGHT-OF-WAY LINE OF ALTA MESA BOULEVARD AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 227.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, NORTH 84 DEGREES 24 MINUTES 18 SECONDS WEST A DISTANCE OF 393.07 FEET TO A PK NAIL WITH SHINER STAMPED "JACOBS" SET FOR CORNER; SAID POINT BEING THE COMMON CORNER TO THE EAST RIGHT-OF-WAY LINE OF A 60 FOOT RIGHT-OF-WAY, DESCRIBED IN A DEED TO THE CITY OF FORT WORTH RECORDED IN COUNTY CLERK'S FILE NO. D173131124, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND THE NORTH RIGHT-OF-WAY LINE TO PARCEL P-7, DESCRIBED IN A DEED TO THE CITY OF FORT WORTH, RECORDED IN COUNTY CLERK'S FILE NO. D184355783, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF AFORESAID ALTA MESA BOULEVARD AND ALONG THE EAST RIGHT-OF-WAY LINE OF AFORESAID 60 FOOT RIGHT-OF-WAY, THE FOLLOWING COURSES AND DISTANCES:

NORTH 05 DEGREES 53 MINUTES 18 SECONDS EAST A DISTANCE OF 216.13 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 35 MINUTES 00 SECONDS, A RADIUS OF 900.31 FEET, AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 35 MINUTES 48 SECONDS EAST A DISTANCE OF 103.39 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 103.45 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 00 DEGREES 41 MINUTES 42 SECONDS WEST A DISTANCE OF 1.82 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF AFORESAID LOT 6;

SOUTH 89 DEGREES 27 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE OF LOT 6, A DISTANCE OF 4.94 FEET TO A 1/2 INCH IRON ROD STAMPED "RPLS 4818" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE, NORTH 00 DEGREES 44 MINUTES 18 SECONDS WEST, ALONG THE COMMON WEST LINE OF AFORESAID LOTS 4, 5, AND 6 AND THE WEST LINE OF AFORESAID 98.110 ACRE TRACT, A DISTANCE OF 209.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 4;

THENCE, NORTH 89 DEGREES 16 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF LOT 4, A DISTANCE OF 119.99 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 653,529.15 SQUARE FEET OR 15.003 ACRES OF LAND.

TRACT 2:

NON-EXCLUSIVE EASEMENT ESTATE CREATED IN DECLARATION OF ACCESS EASEMENT EXECUTED BY EDGECLIFF PARTNERS, LP, FILED SEPTEMBER 24, 2018, RECORDED UNDER CLERK'S FILE NO(S). D218212751, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

**EXHIBIT B**  
**Permitted Exceptions**

1. Restrictive covenants described in instrument recorded in Volume 7980, Page 2049, Real Property Records, Tarrant County, Texas.
2. Restrictive covenants described in instrument recorded in Volume 7980, Page 2056, Real Property Records, Tarrant County, Texas.
3. Restrictive covenants described in instrument recorded in Volume 13832, Page 419, Real Property Records, Tarrant County, Texas.
4. Restrictive covenants described in instrument recorded in Volume 388-53, Page 88, Plat Records, Tarrant County, Texas.
5. Undivided royalty interest in coal, lignite, oil, gas and other minerals, and all rights incident thereto, described in instrument filed 09/19/2006, recorded in cc# D206291699, Real Property Records, Tarrant County, Texas.
6. Mineral lease, together with all rights privileges and immunities incident thereto, to Chesapeake Exploration limited partnership, as Lessee from Edgecliff Partners LP, as Lessor, as evidenced by Memorandum, filed 03/27/2007, recorded in cc# D207105681, Real Property Records, Tarrant County, Texas and as affected by Amendment filed 10/16/2008, recorded in cc# D208395894, Real Property Records, Tarrant County, Texas.
7. Agreement for Underground Electric Distribution Facilities from C.C. Gumm et al to Texas Electric Service Company, filed 03/24/1966, recorded in Volume 4193, Page 368, Real Property Records, Tarrant County, Texas, and as shown on the survey of Michael J. Baitup, R.P.L.S. No. 4574, dated 08/09/2017 (the "Survey").
8. Easement granted by C.C. Gumm et al to Southwestern Bell Telephone Company, filed 01/30/1970, recorded in Volume 4836, Page 236, Real Property Records, Tarrant County, Texas, and as shown on the Survey.
9. Easement granted by R.E. Gilley, Inc. to Southwestern Bell Telephone Company, filed 03/30/1970, recorded in Volume 4860, Page 453, Real Property Records, Tarrant County, Texas, and as shown on the Survey.
10. Easement granted by Cameron E. Shropshire to the City of Fort Worth, filed 08/24/1954, recorded in Volume 2753, Page 43, Real Property Records, Tarrant County, Texas.
11. Easement granted by WM. J. Morrow-Edgecliff Realty Co. to the City of Fort Worth, filed 10/19/1973, recorded in Volume 5543, Page 476, Real Property Records, Tarrant County, Texas, and as shown on the Survey.
12. The following easements and/or building lines, as shown on plat recorded in Volume 388-53, Page 88, Plat Records, Tarrant County, Texas, and as shown on the Survey:
  - 25' building line;
  - 5' utility easement.



13. Agreement for Underground Electric Distribution Facilities between Texas Electric Service Company and Edgecliff Realty Co., filed 07/06/1972, recorded in Volume 5271, Page 259, Real Property Records, Tarrant County, Texas, and as shown on the Survey.
14. Terms, provisions, conditions, easements, and obligations contained in Declaration of Access Easement (granted by Edgecliff Partners, LP), filed 09/24/2018, recorded in cc# D218212750, Real Property Records, Tarrant County, Texas.
15. Terms, provisions, conditions, easements, and obligations contained in Declaration of Access Easement (granted by Edgecliff Partners, LP), filed 09/24/2018, recorded in cc# D218212751, Real Property Records, Tarrant County, Texas.
16. Mineral reservation in coal, lignite, oil, gas and other minerals together with all rights, privileges and immunities incident thereto contained in warranty deed from Edgecliff Partners, LP to 18 Altamesa Fort Worth K-8 School, LLC filed 09/24/2018, recorded in cc# D218212752, Real Property Records, Tarrant County, Texas.
17. Easement granted by 18 Altamesa Fort Worth K-8 School, LLC to the City of Fort Worth, filed 08/26/2019, recorded in cc# D219191475, Real Property Records, Tarrant County, Texas.
18. Easement rights, if any, with respect to the electrical marker, and any lines associated therewith; and traffic signal and box located in the Southwest corner of the subject property as shown on the Survey.

Notwithstanding anything in this instrument to the contrary, the above-referenced Permitted Exceptions shall only affect the Property to the extent that such Permitted Exceptions are valid and effective as of the date of this instrument and the mere reference to such Permitted Exceptions in this instrument shall not be deemed to impose, reimpose, or reinstate such Permitted Exceptions if such Permitted Exceptions are not valid and effective as of the date of this instrument.

**WHEN RECORDED RETURN TO:**

**GRANTEE'S ADDRESS IS:**

Altamesa Fort Worth Land, LLC  
c/o Athlos Academies  
Attention: Legal  
918 W. Idaho  
Boise, Idaho 83702