



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:	

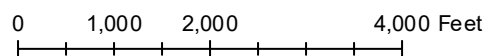
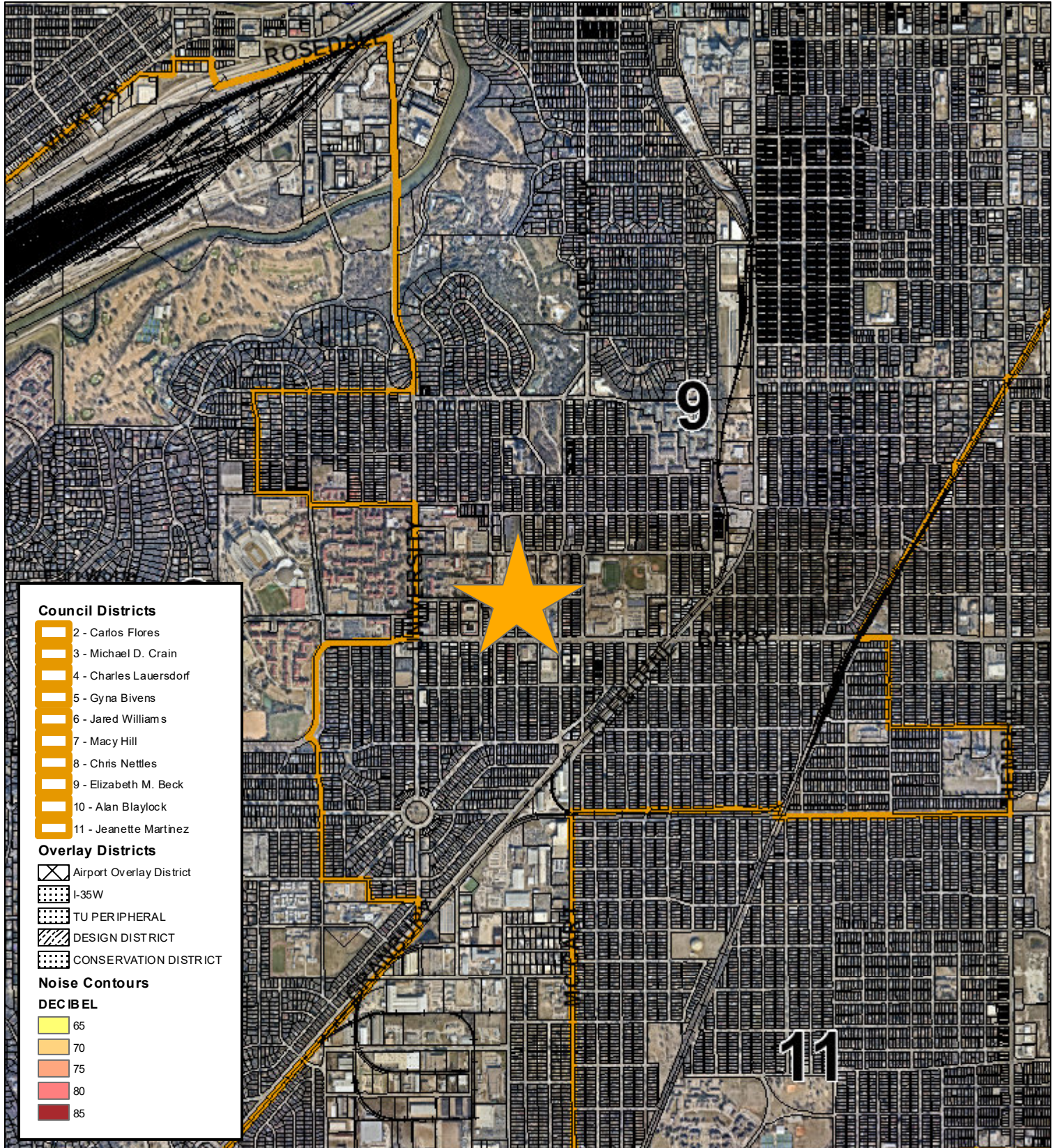
Aerial Photo Map



0 180 360 720 Feet



Area Map

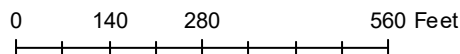
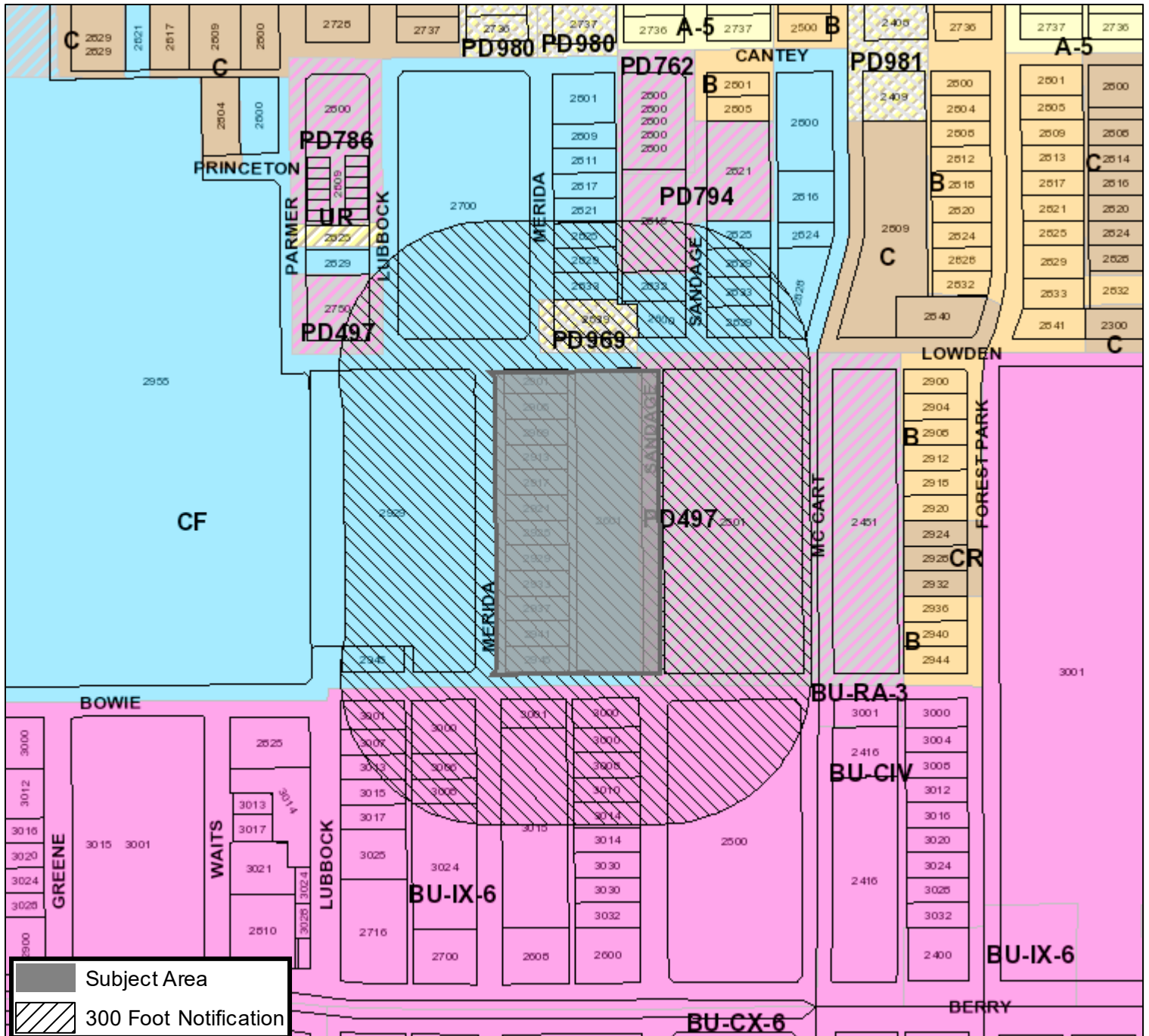




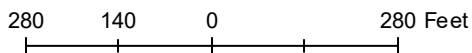
ZC-24-111

Area Zoning Map

Applicant: TCU/William J. Nunez
 Address: 2901-2945 (odds) Merida Avenue; 2950 Sandage Avenue
 Zoning From: CF
 Zoning To: MU-2
 Acres: 4.49668646
 Mapsco: Text
 Sector/District: TCU_Westcliff
 Commission Date: 10/8/2024
 Contact: 817-392-7869



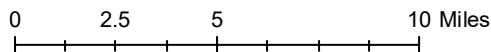
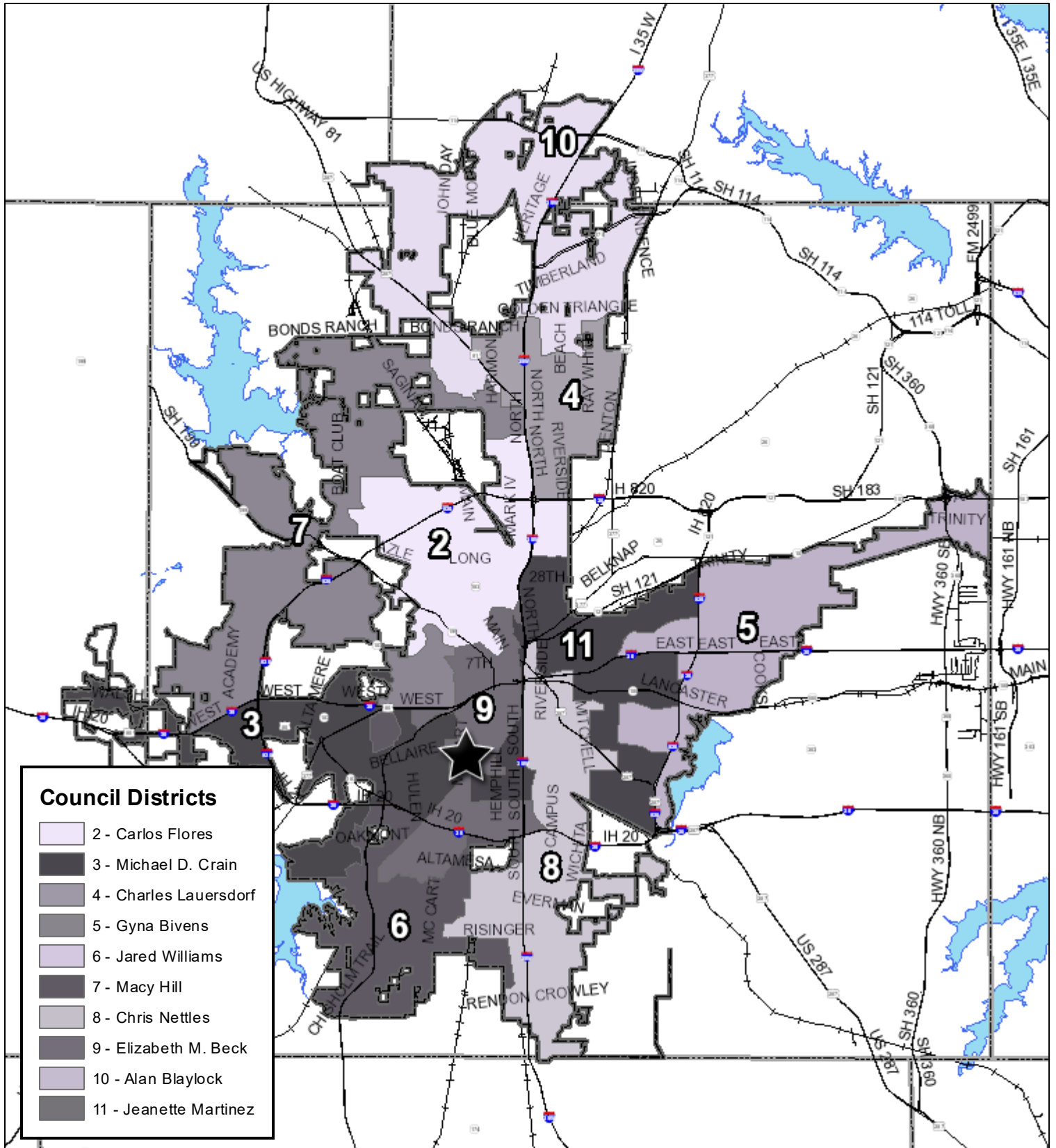
Future Land Use



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 Texas Christian University

Mailing Address 3101 Bellaire Drive North City, State, Zip Fort Worth, TX 76109

Phone _____ Email _____

APPLICANT William J. Nunez

Mailing Address 3101 Bellaire Drive North City, State, Zip Fort Worth, TX 76109

Phone 817-257-7942 Email bill.nunez@tcu.edu

AGENT / OTHER CONTACT Philip C. Varughese

Mailing Address 5237 N. Riverside Dr., Suite 100 City, State, Zip Fort Worth, TX 76137

Phone 817-336-5773 Email pvarughese@tnpinc.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): 2901,2905,2909,2913,2917,2919,2921,2925,2929,2933,2937,2941, 2945 Merida Ave. 2950 Sandage Ave, alley and a portion of Merida Ave

Total Rezoning Acreage: 4.493 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

Lot 1, Block 13 TCU Addition and Lots 1-12, Block 19 Prospect Heights and all of the 16' alley between Block 13, TCU and Block 19 Prospect Heights. A portion of Merida Ave

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 4.493 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: _____ 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 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): CF Proposed Zoning District(s): MU2

Current Use of Property: Parking, Student housing

Proposed Use of Property: Student Housing

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 current property includes a parking lot and 4- 2 story buildings. The property will be redeveloped with a higher density student housing. This will include the abandonment of Merida Ave from W. Lowden St. to W.Bowie St.

A separate application for the abandonment of this right-of-way is being submitted.

The zoning of MU2 is consistent with the proposed use and is compatible with the surrounding land uses. The subject properties are shown on the Future Land Use Map as Mixed-Use.

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

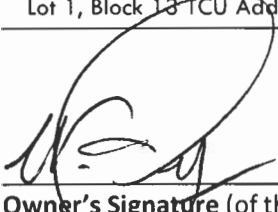
Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting 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.

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

Owner's Name (Printed): William J Nunez, Texas Christian University

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) Philip C. Varughese, TNP 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:
Lot 1, Block 13 TCU Addition and Lots 1-12, Block 19 Prospect Heights (CERTIFIED LEGAL DESCRIPTION)


Owner's Signature (of the above referenced property)

William J Nunez
Owner's Name (Printed)


Applicant or Agent's Signature

Philip C. Varughese
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.

NOTES:

1) This document was prepared under 22 Texas Administrative Code §138.95, 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.

2) Integral parts of this exhibit:
Sketch & Legal Description

Surveyed on the ground in the month of June, 2024.

**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 - RELEASE DATE August 15, 2024**

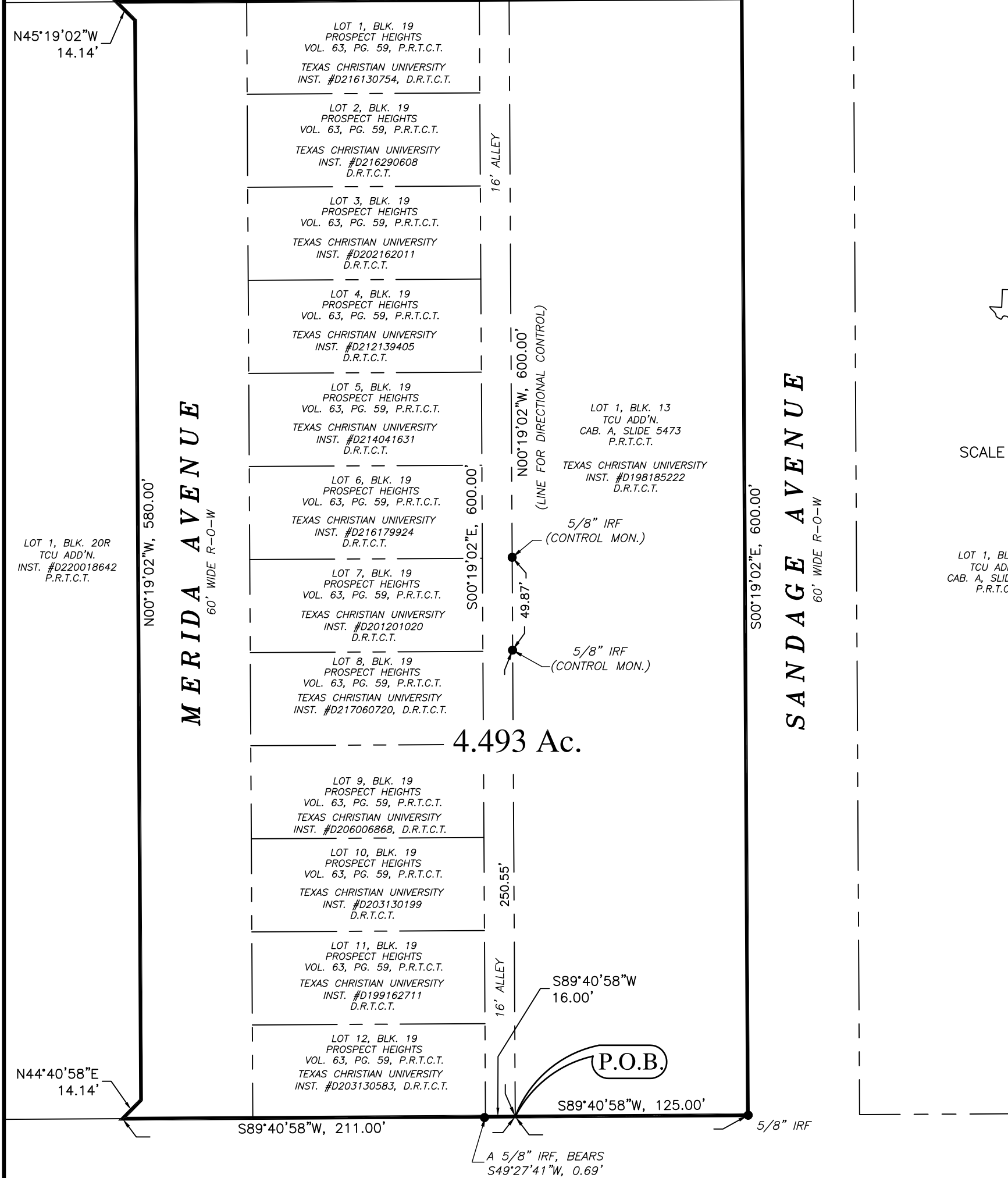
Theron W. Sims, R.P.L.S., No. 5887

Date : August 15, 2024

W. LOWDEN STREET

60' WIDE R-O-W

N89°40'58"E, 336.00'



SCALE 1"=60'

LOT 1, BLK. 14
TCU ADD'N.
CAB. A, SLIDE 5473
P.R.T.C.T.

W. BOWIE STREET

60' WIDE R-O-W

ZONING EXHIBIT

4.493 ACRES OF LAND

Being all of Lot 1, Block 13, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 5473, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 1 thru 12, Block 19, Prospect Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 63, Page 59, P.R.T.C.T., also containing all of the 16' wide alley between said Block 13, TCU Addition and said Block 19, Prospect Heights, and also containing all of the Right-of-Way of Merida Avenue (generally 60' in width), lying between said Lots 1 thru 12, Block 19, Prospect Heights and Lot 1, Block 20R, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D220018642, P.R.T.C.T.



teague nall & perkins

5237 N. Riverside Drive, Suite 100

Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnppinc.com / TBPELS Registration No. 100116-00

JOB No. RMA 24185

SHEET 1 OF 2

ZONING DESCRIPTION

BEING 4.493 acres of land, containing all of Lot 1, Block 13, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 5473, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 1 thru 12, Block 19, Prospect Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 63, Page 59, P.R.T.C.T., also containing all of the 16' wide alley between said Block 13, TCU Addition and said Block 19, Prospect Heights, also containing all of the Right-of-Way of Merida Avenue (60' in width), lying between said Lots 1 thru 12, Block 19, Prospect Heights and Lot 1, Block 20R, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D220018642, P.R.T.C.T., and containing all of the tracts of land conveyed to Texas Christian University, according to the deeds filed in Instrument Numbers D198185222, D216130754, D216290608, D202162011, D212139405, D214041631, D216179924, D201201020, D217060720, D206006868, D203130199, D199162711 and D203130583, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of said Lot 1, Block 13, TCU Addition, also being the intersection of the north Right-of-Way (R-O-W) line of W. Bowie Street (60' in width), with the east line of a 16' wide alley, from which the southeast corner of said Lot 12, Block 19, Prospect Heights, also being the intersection of the north R-O-W line of said W. Bowie Street, with the west line of said 16' wide alley, bears S 89°40'58" W, a distance of 16.00 feet, from which a 5/8 inch iron with found, bears S 49°27'41" W, a distance of 0.69 feet; and from which a 5/8 inch iron rod found along the west line of said Lot 1, Block 13, TCU Addition, along the east line of said 16' wide alley, bears N 00°19'02" W, a distance of 250.55 feet, from which another a 5/8 inch iron rod found in said line bears N 00°19'02" W, a distance of 49.87 feet;

THENCE S 89°40'58" W, along the north R-O-W line of said W. Bowie Street, passing along the south line of said 16' wide alley, and continuing along the south line of said Lot 12, Block 19, Prospect Heights, also passing over and across said Merida Avenue (generally 60' in width), a distance of 211.00 feet to the most southerly southeast corner of said Lot 1, Block 20R, TCU Addition, also being the intersection of the north R-O-W line of said W. Bowie Street, with the west R-O-W line of said Merida Avenue;

THENCE along the east line of said Lot 1, Block 20R, TCU Addition, and along the west R-O-W line of said Merida Avenue, the following course, and distances;

N 44°40'58" E, a distance of 14.14 feet to the most easterly southeast corner of said Lot 1, Block 20R, TCU Addition;

N 00°19'02" W, a distance of 580.00 feet to the most easterly northeast corner of said Lot 1, Block 20R, TCU Addition;

N 45°19'02" W, a distance of 14.14 feet to the most northerly northeast corner of said Lot 1, Block 20R, TCU Addition, also being the intersection of the west R-O-W line of said Merida Avenue, with the south R-O-W line of W. Lowden Street (60' in width);

THENCE N 89°40'58" E, along the south R-O-W line of said W. Lowden Street, passing over and across said Merida Avenue, and continuing along the north line of said Lot 1, Block 19, Prospect Heights, also passing along the north line of said 16' wide alley, and continuing along the north line of said Lot 1, Block 13, TCU Addition, a distance of 336.00 feet to the northeast corner of said Lot 1, Block 13, TCU Addition, also being the intersection of the south R-O-W line of said W. Lowden Street, with the west R-O-W line of Sandage Avenue (60' in width);

THENCE S 00°19'02" E, along the east line of said Lot 1, Block 13, TCU Addition, and along the west R-O-W line of Sandage Avenue, a distance of 600.00 feet to a 5/8 inch iron rod found, at the southeast corner of said Lot 1, Block 13, TCU Addition, also being the intersection of the north R-O-W line of said W. Bowie Street, with the west R-O-W line of said Sandage Avenue;

THENCE S 89°40'58" W, along the south line of said Lot 1, Block 13, TCU Addition, and along the north R-O-W line of said W. Bowie Street, a distance of 125.00 feet to the **POINT OF BEGINNING** and containing 195,700 square feet or 4.493 acres of land.

This document was prepared under 22 Texas Administrative Code §138.95, 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.

ZONING EXHIBIT

4.493 ACRES OF LAND

Being all of Lot 1, Block 13, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 5473, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 1 thru 12, Block 19, Prospect Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 63, Page 59, P.R.T.C.T., also containing all of the 16' wide alley between said Block 13, TCU Addition and said Block 19, Prospect Heights, and also containing all of the Right-of-Way of Merida Avenue (generally 60' in width), lying between said Lots 1 thru 12, Block 19, Prospect Heights and Lot 1, Block 20R, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D220018642, P.R.T.C.T.



teague nall & perkins

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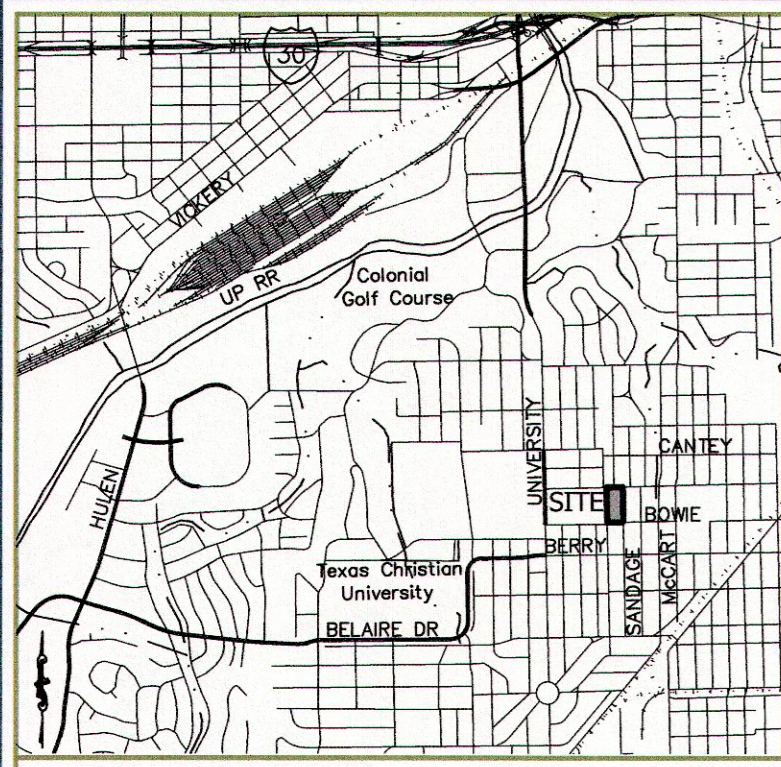
Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnppinc.com / TBPELS Registration No. 100116-00

JOB No. RMA 24185

SHEET 2 OF 2



SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: JOE NOACK
JNOACK@DUNAWAYASSOCIATES.COM

OWNER

TEXAS CHRISTIAN UNIVERSITY
2800 SOUTH UNIVERSITY DRIVE
FORT WORTH, TEXAS 76129
(817) 257-7000

VICINITY MAP
NOT TO SCALE

NOTES:

- Bearings shown hereon are based on the Texas State Coordinate System, North Central Zone (NAD83) using GPS observations and measurements. Bearings and distances are surface values using a combined scale factor of 0.999880014.
- Building lines will be per the City of Fort Worth Zoning Ordinance.
- According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Panel Number 48439C305 L, Map Revised Date: March 21, 2019, the subject property is located in Zone "X" defined as areas determined to be outside of the 0.2% annual chance flood. This statement does not reflect any type of flood study by this firm.
- Compliance with the City of Fort Worth tree preservation ordinance #8615-05-2009 is required.
- Portions of the streets and alleys that affect this plot were originally created by TCU Addition, recorded in Cabinet A, Page 4484, Plat Records of Tarrant County, Texas, Prospect Heights, recorded in Volume 63, Page 59, Plat Records of Tarrant County, Texas have been vacated by City of Fort Worth Ordinance Number 23987-12-2019, and utility easements have been retained by the City or other entities, within those vacated rights-of-way, due all utilities have been relocated or privatized at the time of this plat recording.

D.R.T.C.T. = Deed Records Tarrant County, Texas
P.R.T.C.T. = Plat Records Tarrant County, Texas

● SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC. LP" (UNLESS OTHERWISE NOTED)

METES AND BOUNDS DESCRIPTION
(Lot 1, Block 20R)

BEING a 4.273 acre tract of land situated in the M.J. Arocha Survey, Abstract Number 2, Tarrant County, Texas, in the City of Fort Worth being all Lot 1, Block 6, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 4484, Plat Records of Tarrant County, Texas, and all of Lots 5-11, 13-24 and a portion of the 16 foot wide alley in Block 20 according to the plat recorded in Volume 63, Page 59, Plat Records of Tarrant County, Texas; said 4.273 acre tract of land being more particularly described as follows:
BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "Dunaway Assoc LP" at the point of intersection of the south right-of-way line of West Lowden Street (60' wide) and the west right-of-way line of Merida Avenue (60' wide) for the northeast corner of said Lot 24, Block 20;
THENCE South 00 degrees 12 minutes 52 seconds East, departing the south right-of-way line of said West Lowden Street and along the west right-of-way line of said Merida Avenue, a distance of 600.00 feet to a set 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc LP" for the southeast corner of said Lot 13, Block 20, at the intersection of the west right-of-way line of said Merida Avenue with the north line of West Bowie Street (60' wide);
THENCE South 89 degrees 47 minutes 08 seconds West, departing the west right-of-way line of said Merida Avenue and along the north right-of-way line of said West Bowie Street, a distance of 125.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Dunaway Assoc LP" in the east line of a 16-foot-wide alley in Block 20 of said Prospect Heights;
THENCE North 00 degrees 12 minutes 52 seconds West, departing the north right-of-way line of said West Bowie Street and along the east line of said 16-foot-wide alley, a distance of 50.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Dunaway Assoc LP";
THENCE South 89 degrees 47 minutes 08 seconds West, departing the east line of said 16 foot wide alley, at a distance of 16.00 feet passing a found 5/8 inch iron rod in the west line of said 16 foot wide alley, at a distance of 141.00 feet passing a found 3/8 inch iron rod in the east right-of-way line of Lubbock Avenue (60' wide), in all a total distance of 201.58 feet to a set 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc LP" in the west right-of-way line of said Lubbock Avenue, being in the east line of Lot 1R1, Block 4, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Document Number D218051013, Plat Records of Tarrant County, Texas;
THENCE North 00 degrees 20 minutes 05 seconds West, along the west right-of-way line of said Lubbock Avenue and the east line of said Lot 1R1, Block 4, a distance of 549.57 feet to a set 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc LP" in the south right-of-way line of said West Lowden Street;
THENCE North 89 degrees 42 minutes 39 seconds East, along the south right-of-way line of said West Lowden Street, at a distance of 61.73 feet passing a found "Y" cut in concrete in the east right-of-way line of said Lubbock Avenue, in all a total distance of 327.73 feet to the POINT OF BEGINNING;
CONTAINING a computed area of 4.273 acres (186,115 square feet) of land.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That, Texas Christian University does hereby adopt this plat to be known as:

LOT 1, BLOCK 20R
TCU ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the easements and right-of-way shown hereon.

WITNESS UNDER MY HAND THIS 15 DAY OF JANUARY, 2020.

TEXAS CHRISTIAN UNIVERSITY

By: *Brian G. Gutierrez*
Vice Chancellor for Finance and Administration
Title

STATE OF TEXAS §
COUNTY OF TARRANT §

Brian G. Gutierrez, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said TEXAS CHRISTIAN UNIVERSITY as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this 15 day of JANUARY, 2020.

Terry Handy
Notary Public, Tarrant County, Texas



I, the undersigned, hereby certify that this plat is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of February, 2019.

Mark D. Yale 1/19/2020
Mark D. Yale
Texas Registered Professional Land Surveyor Number 5975



P.R.V. REQUIRED
Private P.R.V.'S will be required; water pressure exceeds 80 P.S.I.

SITE DRAINAGE STUDY
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

BUILDING PERMITS
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

PARKWAY PERMIT
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

UTILITY EASEMENTS
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

FLOODPLAIN RESTRICTION
No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

WATER / WASTEWATER IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

SIDEWALKS
Sidewalks are required adjacent to both sides of all public and private streets, and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

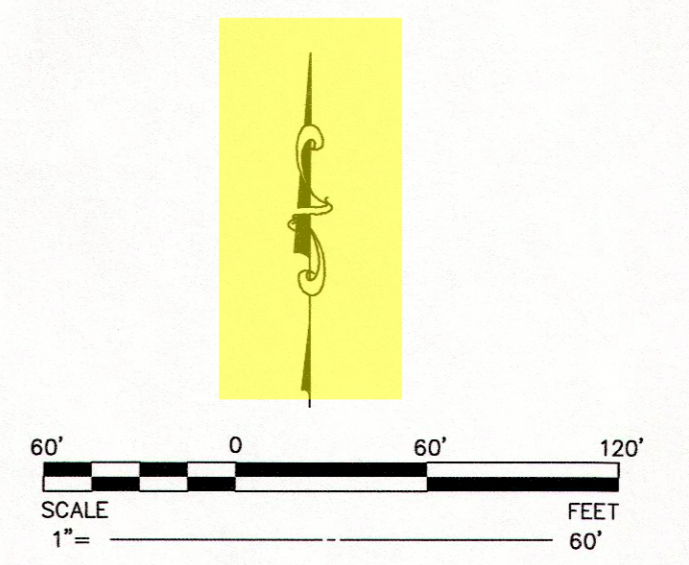
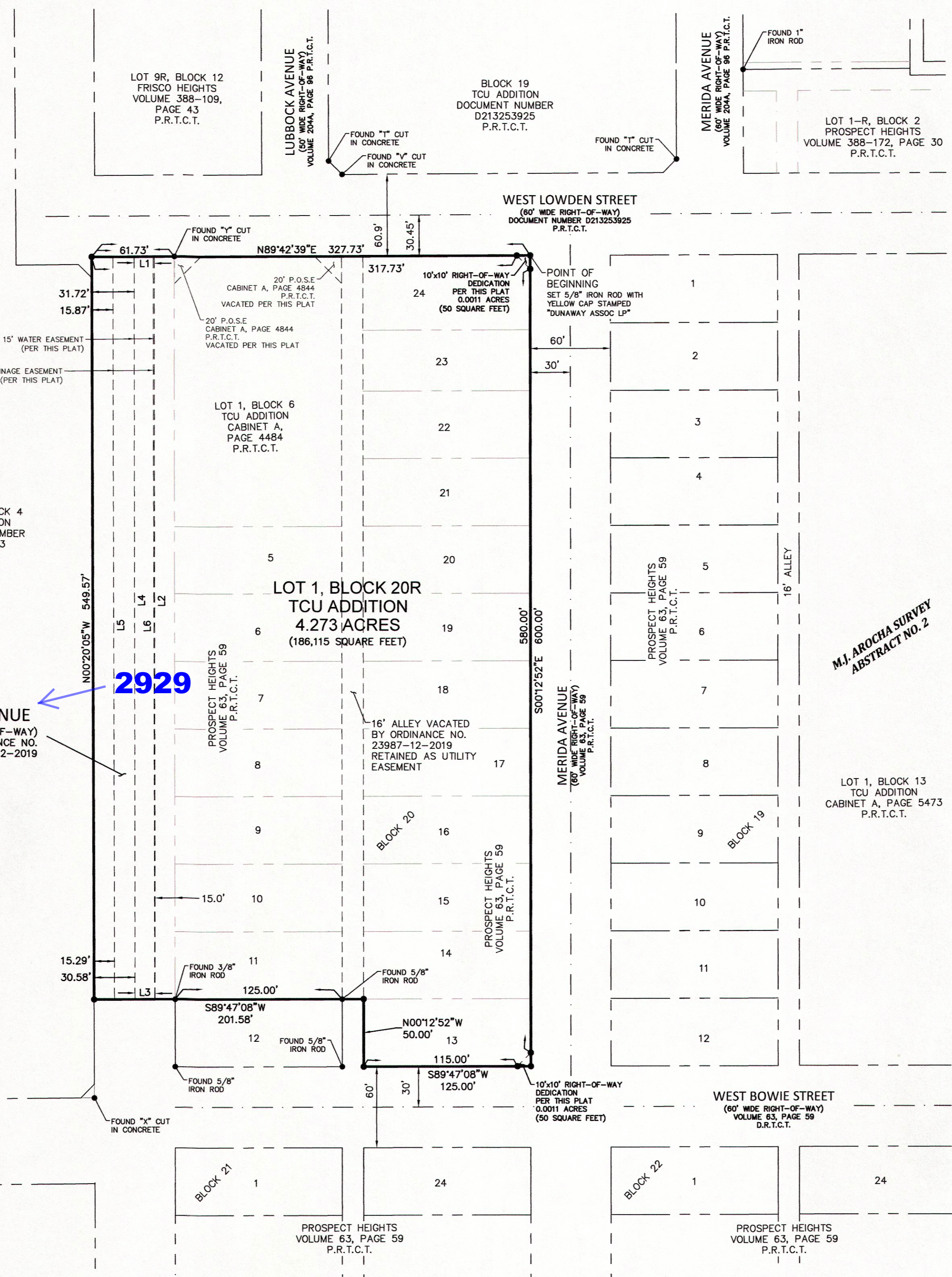
PRIVATE COMMON AREAS AND FACILITIES
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

PRIVATE MAINTENANCE
The City of Fort Worth shall not be held responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

TRANSPORTATION IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.



LAND USE TABLE

Total Gross Acreage	4.273 Acres
Right-of-Way Dedication	0.0022 Acres
Net Acreage	4.271 Acres
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	0
Private Park Acreage	0
Public Park Acreage	0

Line Table

Line Number	Bearing	Distance
L1	N89°42'39"E	15.00'
L2	S00°12'57"E	549.63'
L3	S89°47'03"W	15.00'
L4	N00°12'57"W	549.62'
L5	N00°16'29"W	549.61'
L6	S00°16'29"E	549.62'

CASE NUMBER - FS-19-141

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAN IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: January 24, 2020

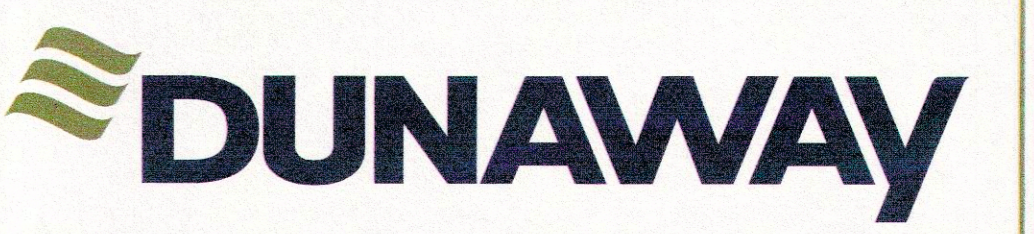
By: *Donald R. Bonn* CHAIRMAN
By: *Mary Elliott* SECRETARY

FS-19-141

FINAL PLAT OF LOT 1, BLOCK 20R TCU ADDITION

Being a Replat of all of Lot 1, Block 6, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 4484, Plat Records of Tarrant County, Texas, all of Lots 5-11 and Lots 13-24, Block 20, Prospect Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 59, Plat Records of Tarrant County, Texas, a portion of Lubbock Avenue as shown on Prospect Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 59, Plat Records of Tarrant County, Texas, and a portion of a 16' wide alley situated within Block 20, Prospect Heights, according to the plat recorded in Volume 63, Page 59, Plat Records of Tarrant County, Texas

1 Lot - 4.273 Acres
THIS PLAT WAS PRINTED JANUARY 9, 2020



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

THIS PLAT FILED IN DOCUMENT NUMBER D220016642 DATE: 01-24-20

PROSPECT HEIGHTS FORT WORTH TEXAS

Vol 63-

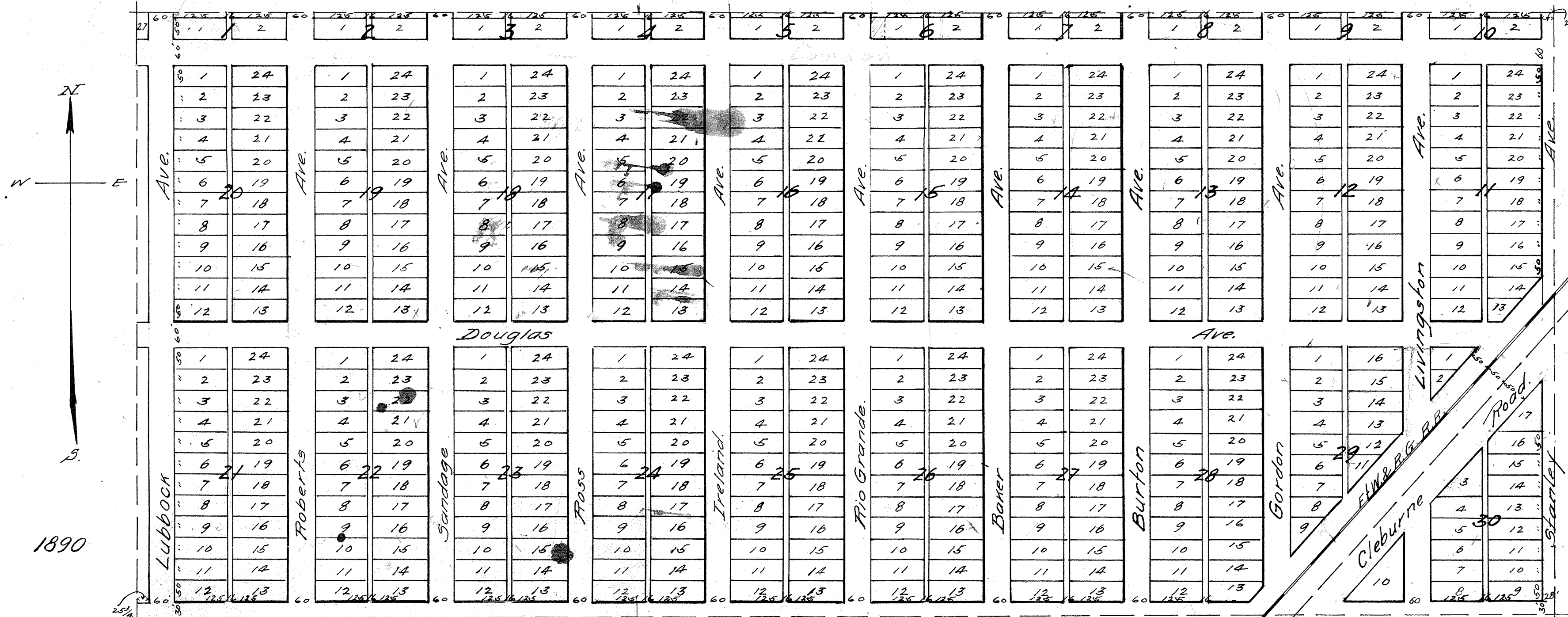
59-60

58

59-60

59-60

7180
3/1/70



State of Texas,
County of Tarrant } Know all men by these presents; — That whereas I John C. Ryan, of the City of Fort Worth in Tarrant County, State of Texas, am the sole and only owner in fee simple of all that certain tract or parcel of land situated lying and being in the County of Tarrant, and State of Texas about one and one half (1 1/2) miles South of the Southern limits of the City of Fort Worth and particularly described by metes and bounds as follows: — Being one hundred and four and four tenths (104 4/10) acres of land partly in the J. W. Osberry survey and partly in the M. J. Chocha survey and beginning a stone marked N. B. T. set in ground for the South West corner of the W. S. Tucker survey, said stone being in the East boundary line of said Osberry survey and North of a small drain; — thence North crossing the Fort Worth and Rio Grande Railway in all fourteen hundred and twenty three (1423) feet to a stake in the East boundary line of said Osberry survey (the supposed North East corner of said Osberry survey 140 feet South of a stone recently set in the ground for the North East corner of said survey; — thence west at twenty one hundred and thirty three (2133) feet passed the West boundary line of said Osberry and the East boundary line of said M. J. Chocha surveys in all thirty three hundred and fifteen (3315) feet to a stake in the East boundary line of the W. H. Hedson survey; — thence South fourteen hundred and twenty three (1423) feet to a stone; — thence East 3314 feet to the place of beginning, save and except the right of way of the Fort Worth and Rio Grande Railway and the County road adjacent thereto — And whereas I am now desirous of subdividing said land into blocks and lots and providing for streets and alleys through the same. — Now Therefore; — I the said John C. Ryan do hereby subdivide said land into blocks and lots according to the plat hereof and dedicate to the public for the purposes of streets and alleys all the streets, avenues and alleys delineated and shown on said plat. — The said land thus subdivided and platted shall hereafter be known and called "Prospect Heights".

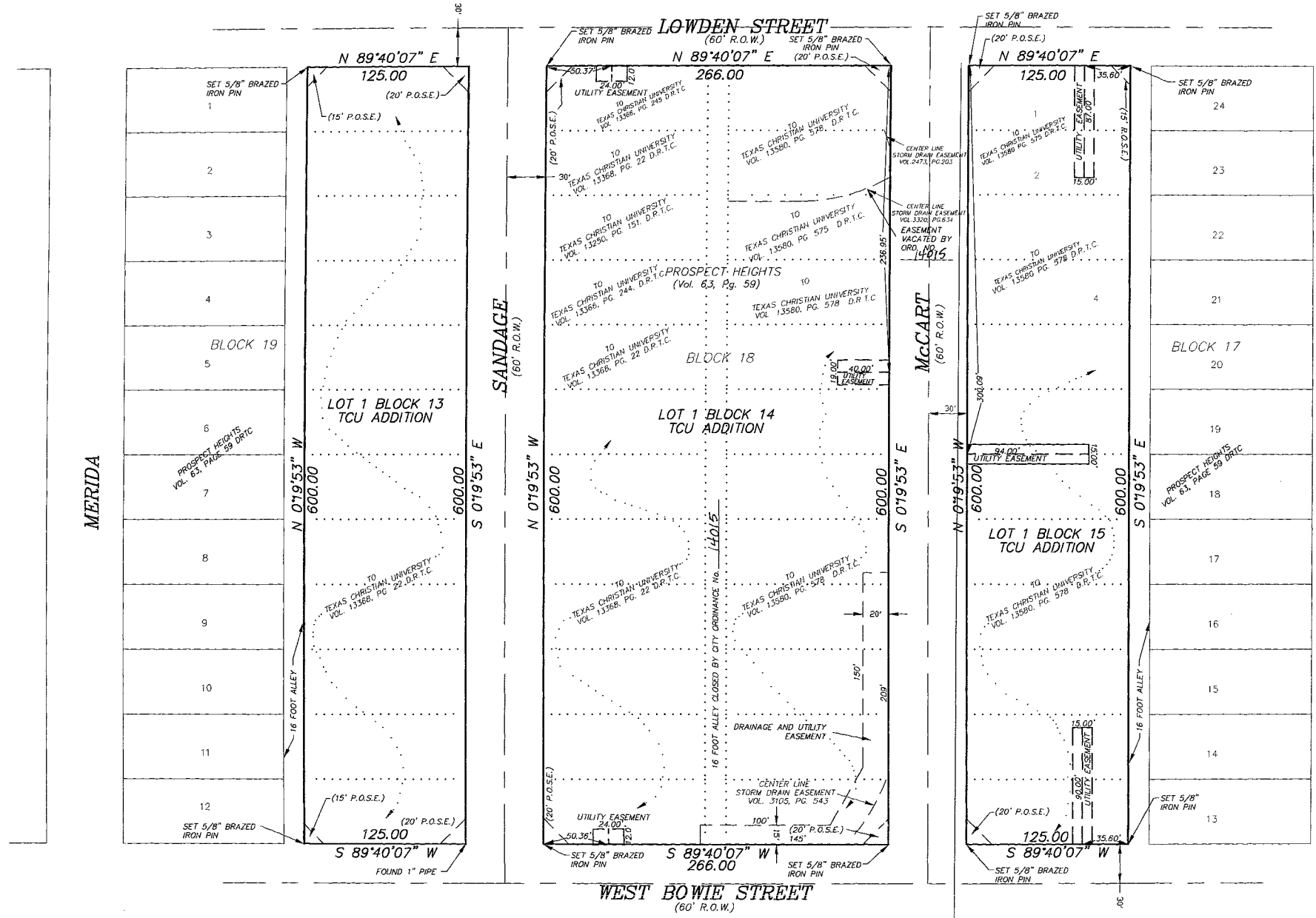
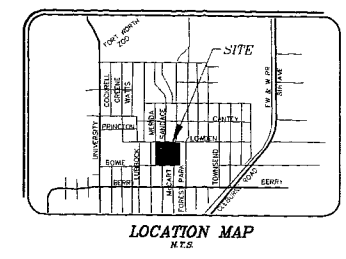
John C. Ryan

State of Texas,
County of Tarrant } Before me Jno. P. King a County Clerk in and for the County of Tarrant and State of Texas on this day personally appeared John C. Ryan known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed. — Given under my hand and seal of office this 9th day of September A. D. 1890.

Jno. P. King County Clerk, Tarrant Co. Texas.

Filed for Record September 9th 1890 at 5:40 o'clock P.M.
and Recorded September 16th A. D. 1890 at 1:30 o'clock P.M. Jno. P. King Co. Clerk.

D199304571



FOREST PARK BLVD.

NOTE: ALL BUILDING LINES SHALL BE IN COMPLIANCE WITH THE CITY OF FORT WORTH COMPREHENSIVE ZONING ORDINANCE.

PUBLIC OPEN SPACE RESTRICTION (P.O.S.E.): NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT THE VIEW FROM A HEIGHT OF TWENTY-FIVE (25) FEET TO A HEIGHT OF ELEVEN (11) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., EXCEPT ONE (1) SINGLE POLE SIGN WITH SAID POLE NOT TO EXCEED TWELVE (12) INCHES IN DIAMETER AND WITH EVERY PORTION OF SAID SIGN ALLOWING A MINIMUM HEIGHT CLEARANCE BETWEEN IT AND THE GROUND OF ELEVEN (11) FEET. HEREFTER BE PLACED OR RECONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY RE-PLATED.

FLOODPLAIN/ DRAINAGEWAY MAINTENANCE: THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNRESTRICTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVELING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE PREVENTED BY THE CITY OF FORT WORTH. THE CITY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

NOTE: THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES AND SAID OWNER AGREES TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNER SET FORTH IN THIS PARAGRAPH.

NOTE: BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83), ESTABLISHED FROM A GLOBAL POSITIONING NETWORK. DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS. THE COMBINED GRID AND ELEVATION FACTOR IS 0.9998762.

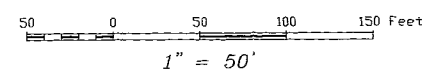
FLOODPLAIN RESTRICTION: NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTIES WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION FOR A SITE DRAINAGE STUDY IS APPROVED THAT COMBINES WITH THE APPROVED ROADWAY DRAINAGE STUDY.

NOTE: THE MAXIMUM IMPACT FEE TO BE ASSESSED FOR WATER AND WASTEWATER SERVICE SHALL BE IN ACCORDANCE WITH SCHEDULE I, WATER AND WASTEWATER IMPACT FEE ASSESSMENT SCHEDULE OF ORDINANCE NO. 10871 OF THE CITY OF FORT WORTH, DATED JULY 2, 1998.

NOTE: NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHT, AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

UTILITY EASEMENTS: ANY PUBLIC UTILITY INCLUDING THE CITY OF FORT WORTH SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVING ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROUNDS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS OR ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, CONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ASSESS TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.



FINAL PLAT OF
 LOT 1 BLOCK 13, LOT 1 BLOCK 14 AND LOT 1 BLOCK 15
 TCU ADDITION
 Being a revision of Lots 13 Thru 24, Block 19; Lots 1 Thru 24, Block 18;
 and Lots 1 Thru 12, Block 17
 PROSPECT HEIGHTS
 An addition to the City of Fort Worth
 As shown by plat recorded in Volume 63, Page 59
 Deed Records of Tarrant County
 FORT WORTH, TARRANT COUNTY, TEXAS
 November 1999

12-10-99 10:07 14P

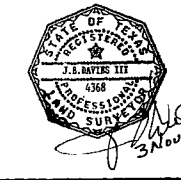
THIS PLAT FILED IN CABINET _____ SLICE _____ DATE _____

CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION
 FS 99-150 VA98-049

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE 12-10-99
 Wanda Conlin
 CHAIRMAN

Johnas Fayfield
 SECRETARY



A-5473

J. B. DAVIES, INC. ENGINEERS and SURVEYORS
 1412 WEST MAGNOLIA AVENUE
 FORT WORTH, TEXAS 76104
 (817) 336-3154

NOTES:

1) This document was prepared under 22 Texas Administrative Code §138.95, 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.

2) Integral parts of this exhibit:
Sketch & Legal Description

Surveyed on the ground in the month of June, 2024.

**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 - RELEASE DATE August 15, 2024**

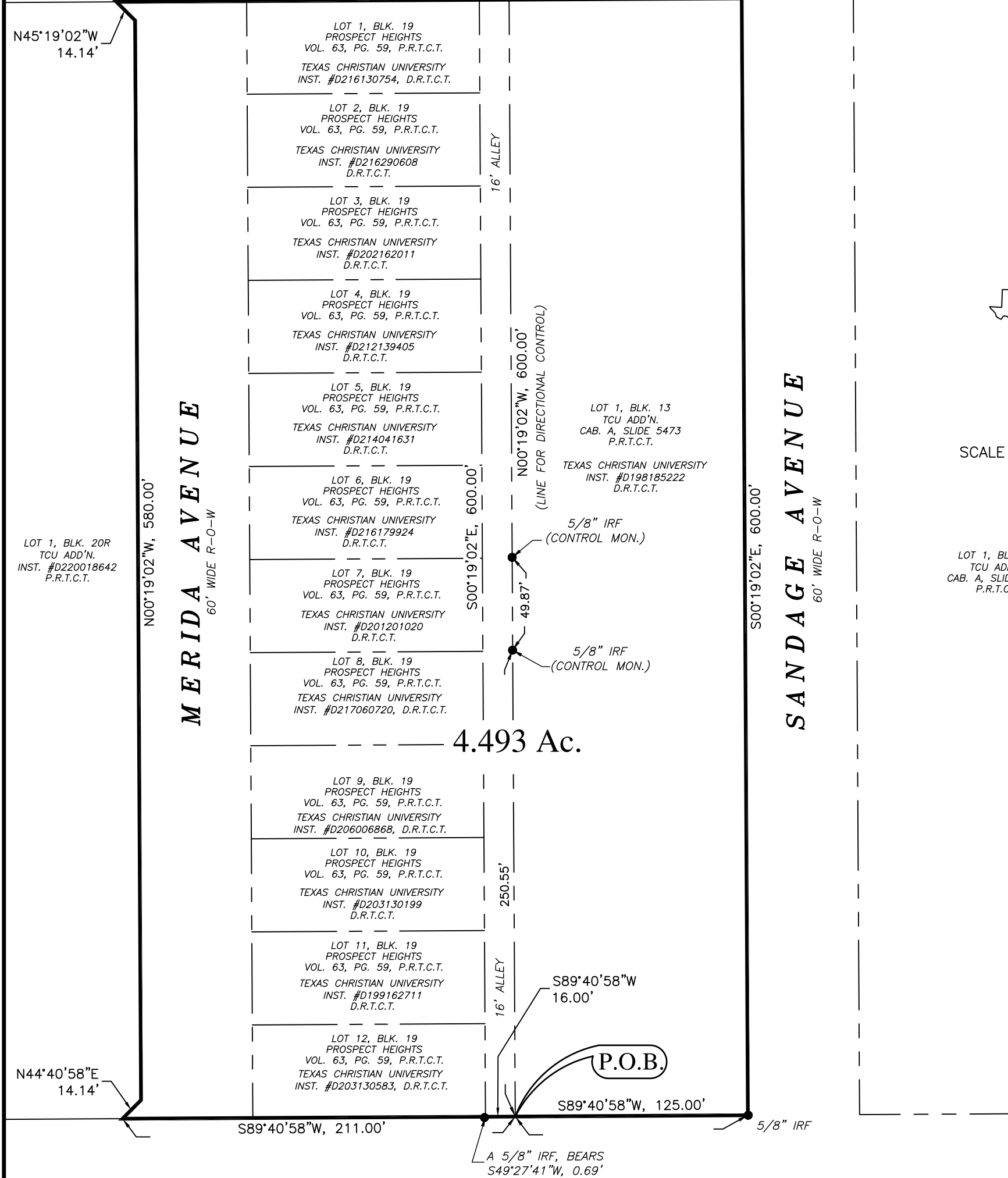
Theron W. Sims, R.P.L.S., No. 5887

Date : August 15, 2024

W. LOWDEN STREET

60' WIDE R-O-W

N89°40'58"E, 336.00'



SCALE 1"=60'

LOT 1, BLK. 14
TCU ADD'N.
CAB. A, SLIDE 5473
P.R.T.C.T.

W. BOWIE STREET

60' WIDE R-O-W

ZONING EXHIBIT

4.493 ACRES OF LAND

Being all of Lot 1, Block 13, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 5473, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 1 thru 12, Block 19, Prospect Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 63, Page 59, P.R.T.C.T., also containing all of the 16' wide alley between said Block 13, TCU Addition and said Block 19, Prospect Heights, and also containing all of the Right-of-Way of Merida Avenue (generally 60' in width), lying between said Lots 1 thru 12, Block 19, Prospect Heights and Lot 1, Block 20R, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D220018642, P.R.T.C.T.



teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnppinc.com / TBPELS Registration No. 100116-00

JOB No. RMA 24185

SHEET 1 OF 2

ZONING DESCRIPTION

BEING 4.493 acres of land, containing all of Lot 1, Block 13, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 5473, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 1 thru 12, Block 19, Prospect Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 63, Page 59, P.R.T.C.T., also containing all of the 16' wide alley between said Block 13, TCU Addition and said Block 19, Prospect Heights, also containing all of the Right-of-Way of Merida Avenue (60' in width), lying between said Lots 1 thru 12, Block 19, Prospect Heights and Lot 1, Block 20R, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D220018642, P.R.T.C.T., and containing all of the tracts of land conveyed to Texas Christian University, according to the deeds filed in Instrument Numbers D198185222, D216130754, D216290608, D202162011, D212139405, D214041631, D216179924, D201201020, D217060720, D206006868, D203130199, D199162711 and D203130583, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of said Lot 1, Block 13, TCU Addition, also being the intersection of the north Right-of-Way (R-O-W) line of W. Bowie Street (60' in width), with the east line of a 16' wide alley, from which the southeast corner of said Lot 12, Block 19, Prospect Heights, also being the intersection of the north R-O-W line of said W. Bowie Street, with the west line of said 16' wide alley, bears S 89°40'58" W, a distance of 16.00 feet, from which a 5/8 inch iron with found, bears S 49°27'41" W, a distance of 0.69 feet; and from which a 5/8 inch iron rod found along the west line of said Lot 1, Block 13, TCU Addition, along the east line of said 16' wide alley, bears N 00°19'02" W, a distance of 250.55 feet, from which another a 5/8 inch iron rod found in said line bears N 00°19'02" W, a distance of 49.87 feet;

THENCE S 89°40'58" W, along the north R-O-W line of said W. Bowie Street, passing along the south line of said 16' wide alley, and continuing along the south line of said Lot 12, Block 19, Prospect Heights, also passing over and across said Merida Avenue (generally 60' in width), a distance of 211.00 feet to the most southerly southeast corner of said Lot 1, Block 20R, TCU Addition, also being the intersection of the north R-O-W line of said W. Bowie Street, with the west R-O-W line of said Merida Avenue;

THENCE along the east line of said Lot 1, Block 20R, TCU Addition, and along the west R-O-W line of said Merida Avenue, the following course, and distances;

N 44°40'58" E, a distance of 14.14 feet to the most easterly southeast corner of said Lot 1, Block 20R, TCU Addition;

N 00°19'02" W, a distance of 580.00 feet to the most easterly northeast corner of said Lot 1, Block 20R, TCU Addition;

N 45°19'02" W, a distance of 14.14 feet to the most northerly northeast corner of said Lot 1, Block 20R, TCU Addition, also being the intersection of the west R-O-W line of said Merida Avenue, with the south R-O-W line of W. Lowden Street (60' in width);

THENCE N 89°40'58" E, along the south R-O-W line of said W. Lowden Street, passing over and across said Merida Avenue, and continuing along the north line of said Lot 1, Block 19, Prospect Heights, also passing along the north line of said 16' wide alley, and continuing along the north line of said Lot 1, Block 13, TCU Addition, a distance of 336.00 feet to the northeast corner of said Lot 1, Block 13, TCU Addition, also being the intersection of the south R-O-W line of said W. Lowden Street, with the west R-O-W line of Sandage Avenue (60' in width);

THENCE S 00°19'02" E, along the east line of said Lot 1, Block 13, TCU Addition, and along the west R-O-W line of Sandage Avenue, a distance of 600.00 feet to a 5/8 inch iron rod found, at the southeast corner of said Lot 1, Block 13, TCU Addition, also being the intersection of the north R-O-W line of said W. Bowie Street, with the west R-O-W line of said Sandage Avenue;

THENCE S 89°40'58" W, along the south line of said Lot 1, Block 13, TCU Addition, and along the north R-O-W line of said W. Bowie Street, a distance of 125.00 feet to the **POINT OF BEGINNING** and containing 195,700 square feet or 4.493 acres of land.

This document was prepared under 22 Texas Administrative Code §138.95, 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.

ZONING EXHIBIT

4.493 ACRES OF LAND

Being all of Lot 1, Block 13, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 5473, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 1 thru 12, Block 19, Prospect Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 63, Page 59, P.R.T.C.T., also containing all of the 16' wide alley between said Block 13, TCU Addition and said Block 19, Prospect Heights, and also containing all of the Right-of-Way of Merida Avenue (generally 60' in width), lying between said Lots 1 thru 12, Block 19, Prospect Heights and Lot 1, Block 20R, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D220018642, P.R.T.C.T.



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SHEET 2 OF 2

NOTES:

1) This document was prepared under 22 Texas Administrative Code §138.95, 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.

2) Integral parts of this exhibit:
Sketch & Legal Description

Surveyed on the ground in the month of June, 2024.

**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 - RELEASE DATE August 15, 2024**

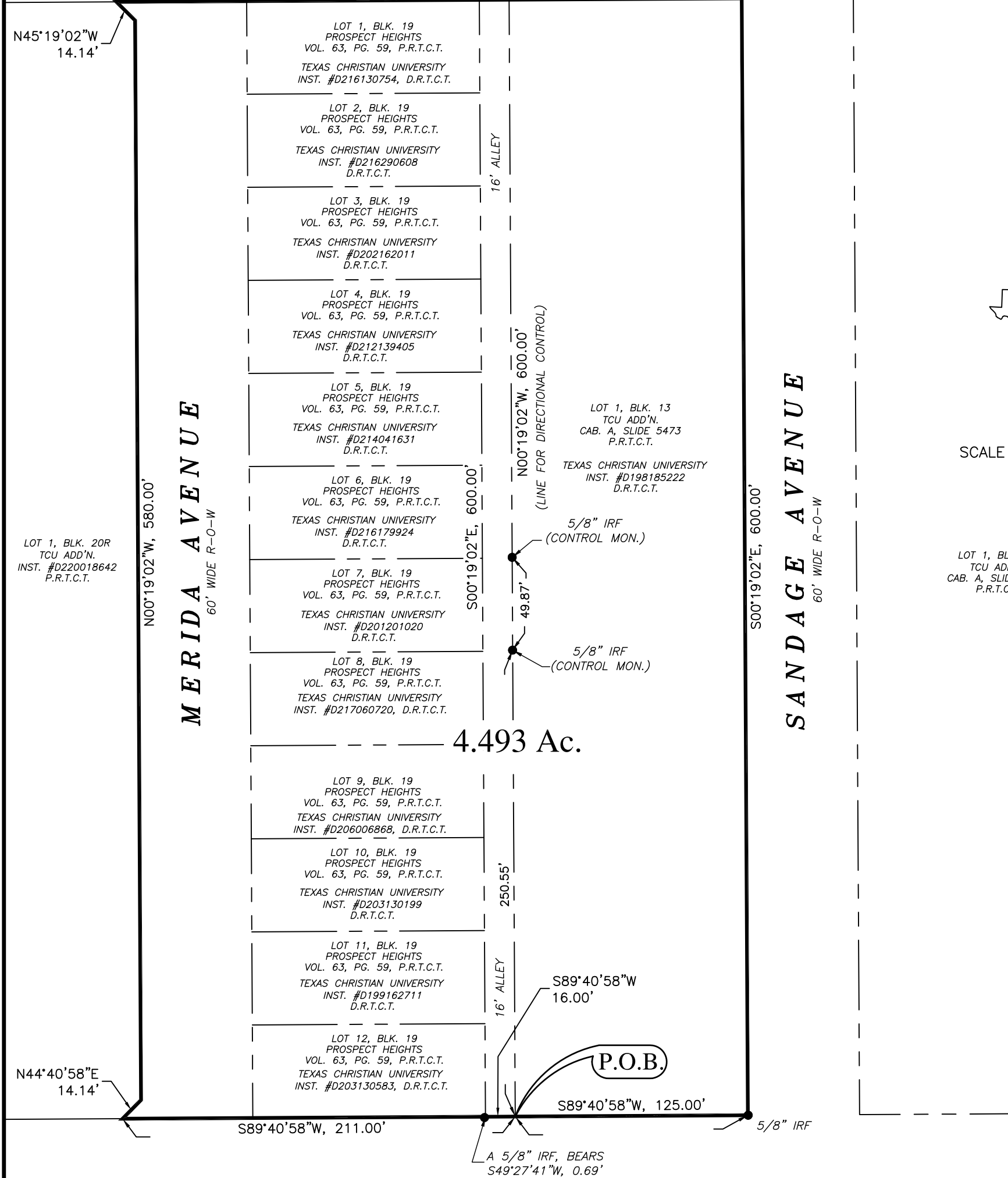
Theron W. Sims, R.P.L.S., No. 5887

Date : August 15, 2024

W. LOWDEN STREET

60' WIDE R-O-W

N89°40'58"E, 336.00'



SCALE 1"=60'

W. BOWIE STREET

60' WIDE R-O-W

ZONING EXHIBIT

4.493 ACRES OF LAND

Being all of Lot 1, Block 13, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 5473, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 1 thru 12, Block 19, Prospect Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 63, Page 59, P.R.T.C.T., also containing all of the 16' wide alley between said Block 13, TCU Addition and said Block 19, Prospect Heights, and also containing all of the Right-of-Way of Merida Avenue (generally 60' in width), lying between said Lots 1 thru 12, Block 19, Prospect Heights and Lot 1, Block 20R, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D220018642, P.R.T.C.T.



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SHEET 1 OF 2

ZONING DESCRIPTION

BEING 4.493 acres of land, containing all of Lot 1, Block 13, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 5473, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 1 thru 12, Block 19, Prospect Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 63, Page 59, P.R.T.C.T., also containing all of the 16' wide alley between said Block 13, TCU Addition and said Block 19, Prospect Heights, also containing all of the Right-of-Way of Merida Avenue (60' in width), lying between said Lots 1 thru 12, Block 19, Prospect Heights and Lot 1, Block 20R, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D220018642, P.R.T.C.T., and containing all of the tracts of land conveyed to Texas Christian University, according to the deeds filed in Instrument Numbers D198185222, D216130754, D216290608, D202162011, D212139405, D214041631, D216179924, D201201020, D217060720, D206006868, D203130199, D199162711 and D203130583, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of said Lot 1, Block 13, TCU Addition, also being the intersection of the north Right-of-Way (R-O-W) line of W. Bowie Street (60' in width), with the east line of a 16' wide alley, from which the southeast corner of said Lot 12, Block 19, Prospect Heights, also being the intersection of the north R-O-W line of said W. Bowie Street, with the west line of said 16' wide alley, bears S 89°40'58" W, a distance of 16.00 feet, from which a 5/8 inch iron with found, bears S 49°27'41" W, a distance of 0.69 feet; and from which a 5/8 inch iron rod found along the west line of said Lot 1, Block 13, TCU Addition, along the east line of said 16' wide alley, bears N 00°19'02" W, a distance of 250.55 feet, from which another a 5/8 inch iron rod found in said line bears N 00°19'02" W, a distance of 49.87 feet;

THENCE S 89°40'58" W, along the north R-O-W line of said W. Bowie Street, passing along the south line of said 16' wide alley, and continuing along the south line of said Lot 12, Block 19, Prospect Heights, also passing over and across said Merida Avenue (generally 60' in width), a distance of 211.00 feet to the most southerly southeast corner of said Lot 1, Block 20R, TCU Addition, also being the intersection of the north R-O-W line of said W. Bowie Street, with the west R-O-W line of said Merida Avenue;

THENCE along the east line of said Lot 1, Block 20R, TCU Addition, and along the west R-O-W line of said Merida Avenue, the following course, and distances;

N 44°40'58" E, a distance of 14.14 feet to the most easterly southeast corner of said Lot 1, Block 20R, TCU Addition;

N 00°19'02" W, a distance of 580.00 feet to the most easterly northeast corner of said Lot 1, Block 20R, TCU Addition;

N 45°19'02" W, a distance of 14.14 feet to the most northerly northeast corner of said Lot 1, Block 20R, TCU Addition, also being the intersection of the west R-O-W line of said Merida Avenue, with the south R-O-W line of W. Lowden Street (60' in width);

THENCE N 89°40'58" E, along the south R-O-W line of said W. Lowden Street, passing over and across said Merida Avenue, and continuing along the north line of said Lot 1, Block 19, Prospect Heights, also passing along the north line of said 16' wide alley, and continuing along the north line of said Lot 1, Block 13, TCU Addition, a distance of 336.00 feet to the northeast corner of said Lot 1, Block 13, TCU Addition, also being the intersection of the south R-O-W line of said W. Lowden Street, with the west R-O-W line of Sandage Avenue (60' in width);

THENCE S 00°19'02" E, along the east line of said Lot 1, Block 13, TCU Addition, and along the west R-O-W line of Sandage Avenue, a distance of 600.00 feet to a 5/8 inch iron rod found, at the southeast corner of said Lot 1, Block 13, TCU Addition, also being the intersection of the north R-O-W line of said W. Bowie Street, with the west R-O-W line of said Sandage Avenue;

THENCE S 89°40'58" W, along the south line of said Lot 1, Block 13, TCU Addition, and along the north R-O-W line of said W. Bowie Street, a distance of 125.00 feet to the **POINT OF BEGINNING** and containing 195,700 square feet or 4.493 acres of land.

This document was prepared under 22 Texas Administrative Code §138.95, 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.

ZONING EXHIBIT

4.493 ACRES OF LAND

Being all of Lot 1, Block 13, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 5473, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 1 thru 12, Block 19, Prospect Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 63, Page 59, P.R.T.C.T., also containing all of the 16' wide alley between said Block 13, TCU Addition and said Block 19, Prospect Heights, and also containing all of the Right-of-Way of Merida Avenue (generally 60' in width), lying between said Lots 1 thru 12, Block 19, Prospect Heights and Lot 1, Block 20R, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D220018642, P.R.T.C.T.



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