



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:	

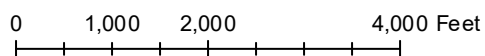
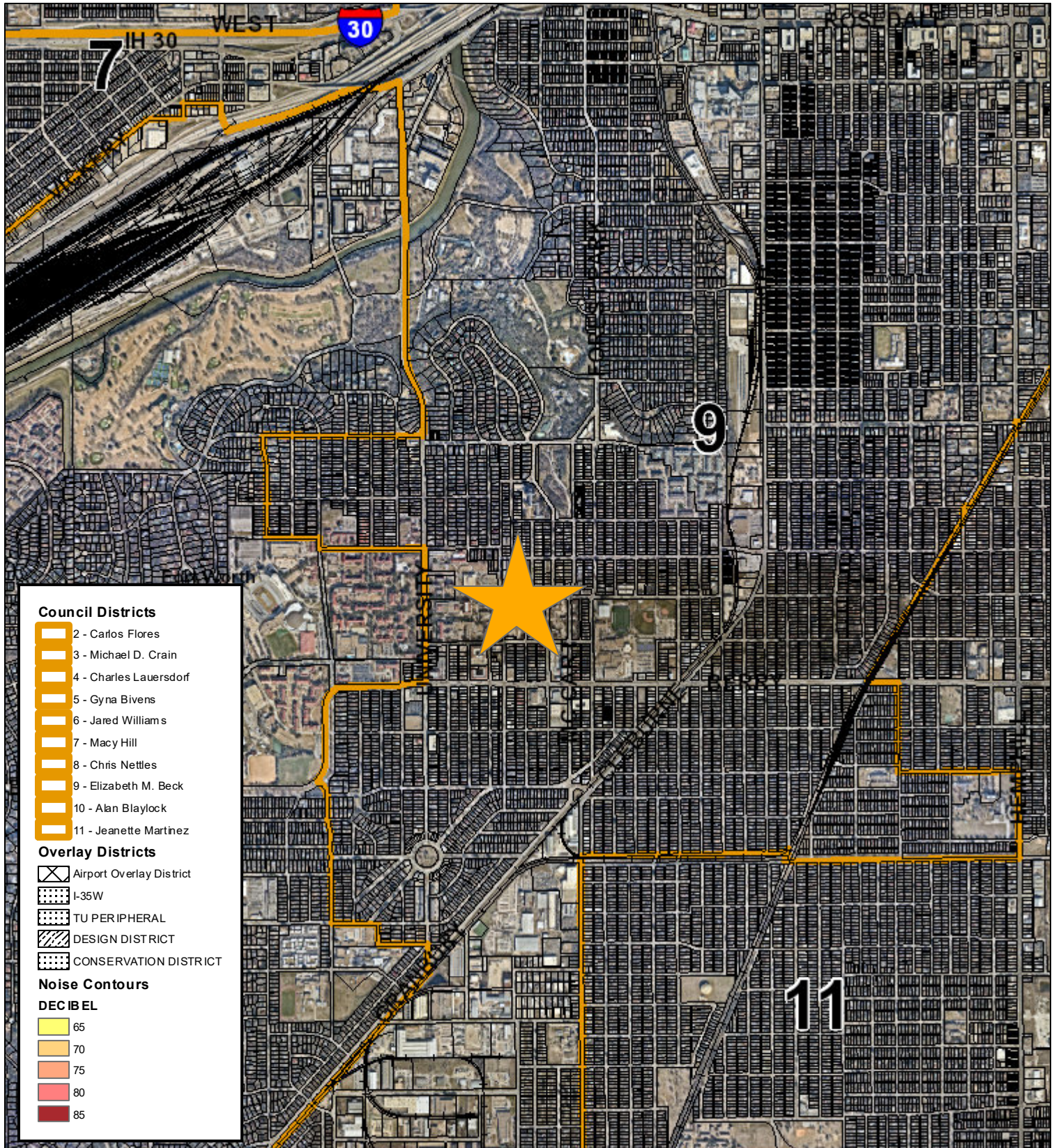
Aerial Photo Map



0 162.5 325 650 Feet

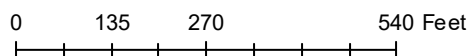
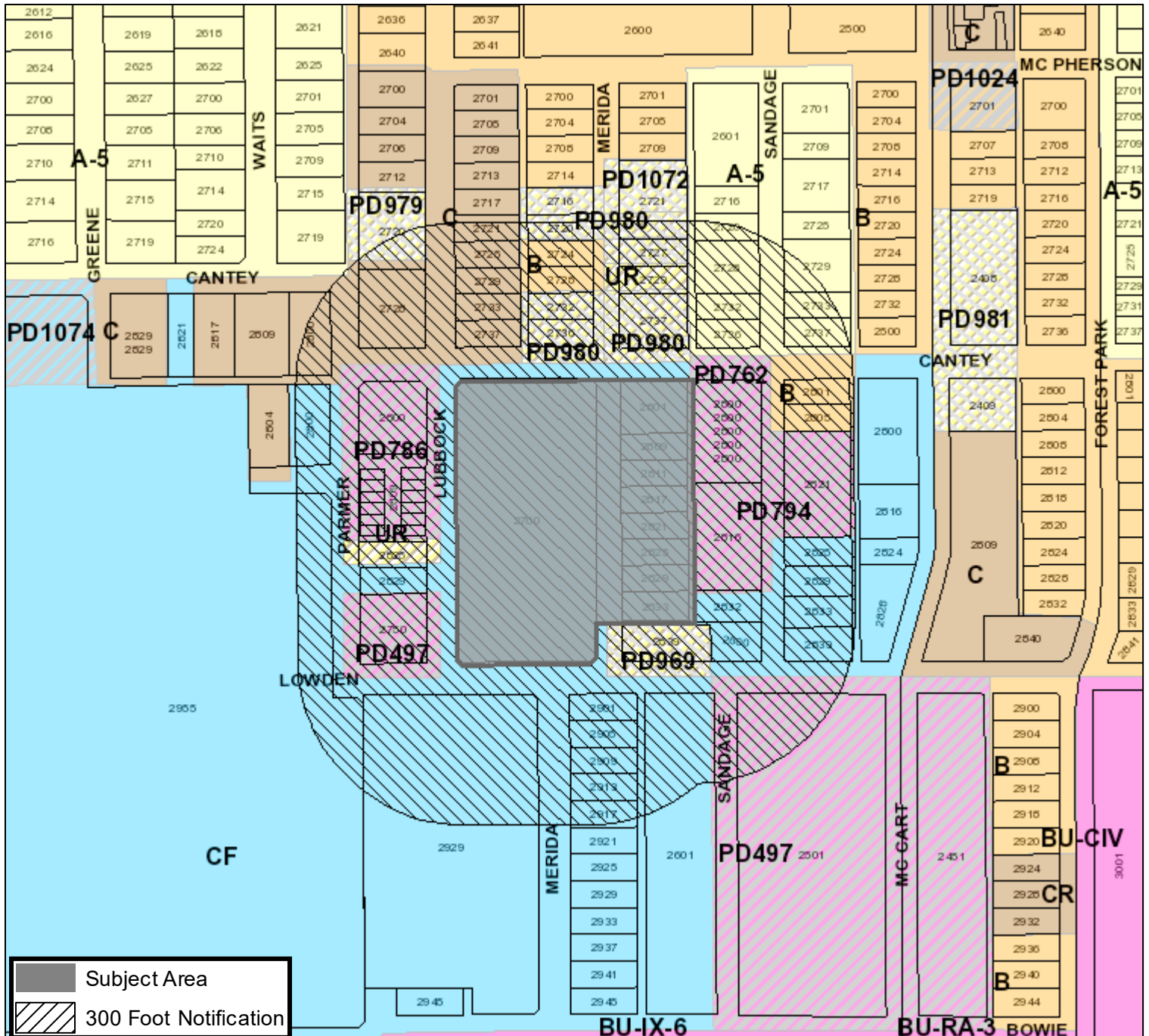


Area Map

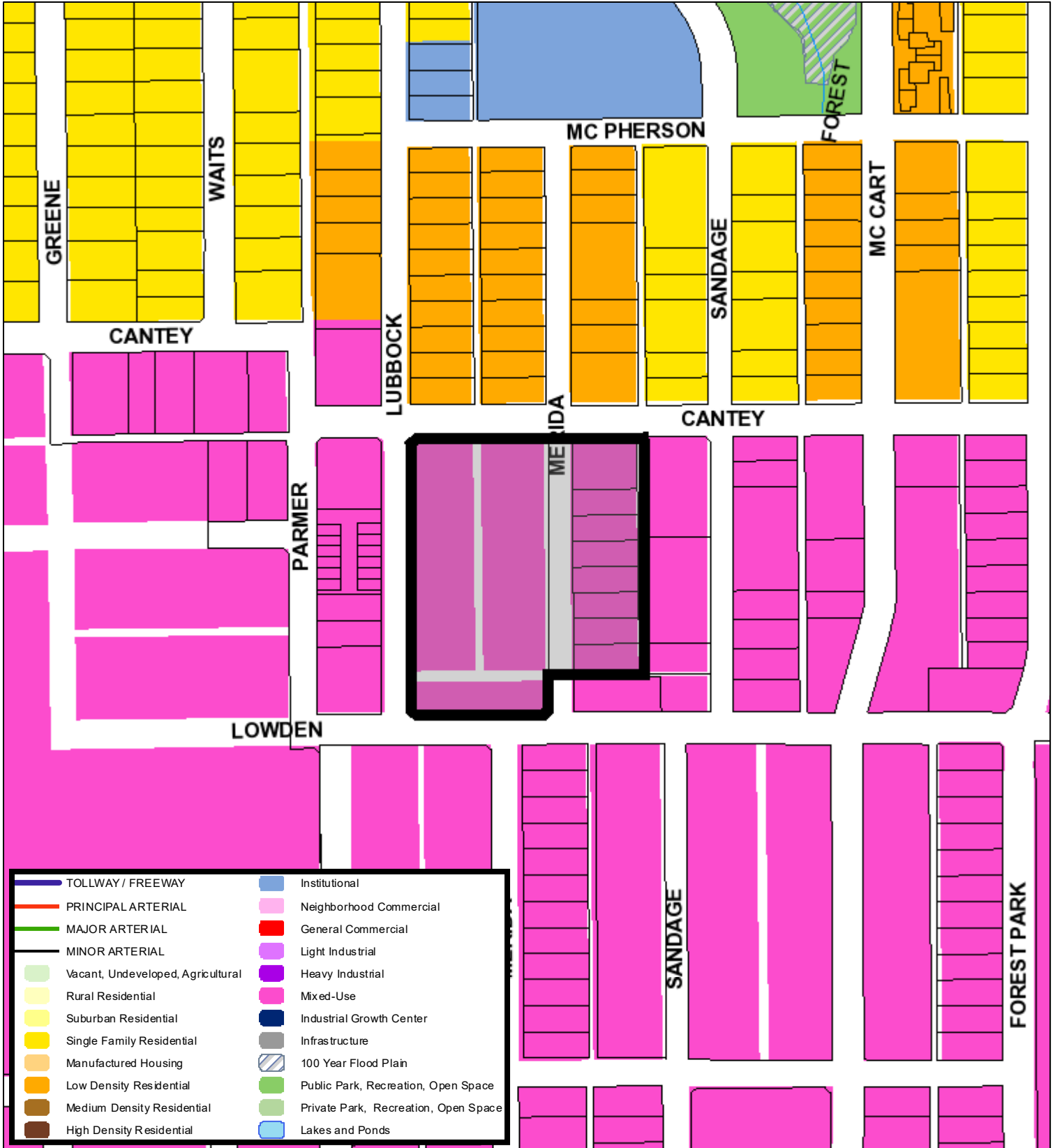


Area Zoning Map

Applicant: TCU/William J. Nunez
 Address: 2601 W Lowden Street, 2801, 2809, 2811, 2817, 2821 8825, 2829, 2833 Merida Ave
 Zoning From: CF
 Zoning To: MU-2
 Acres: 5.0992797
 Mapsco: Text
 Sector/District: TCU_Westcliff
 Commission Date: 10/8/2024
 Contact: 817-392-2806



Future Land Use



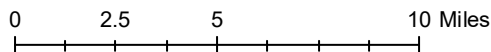
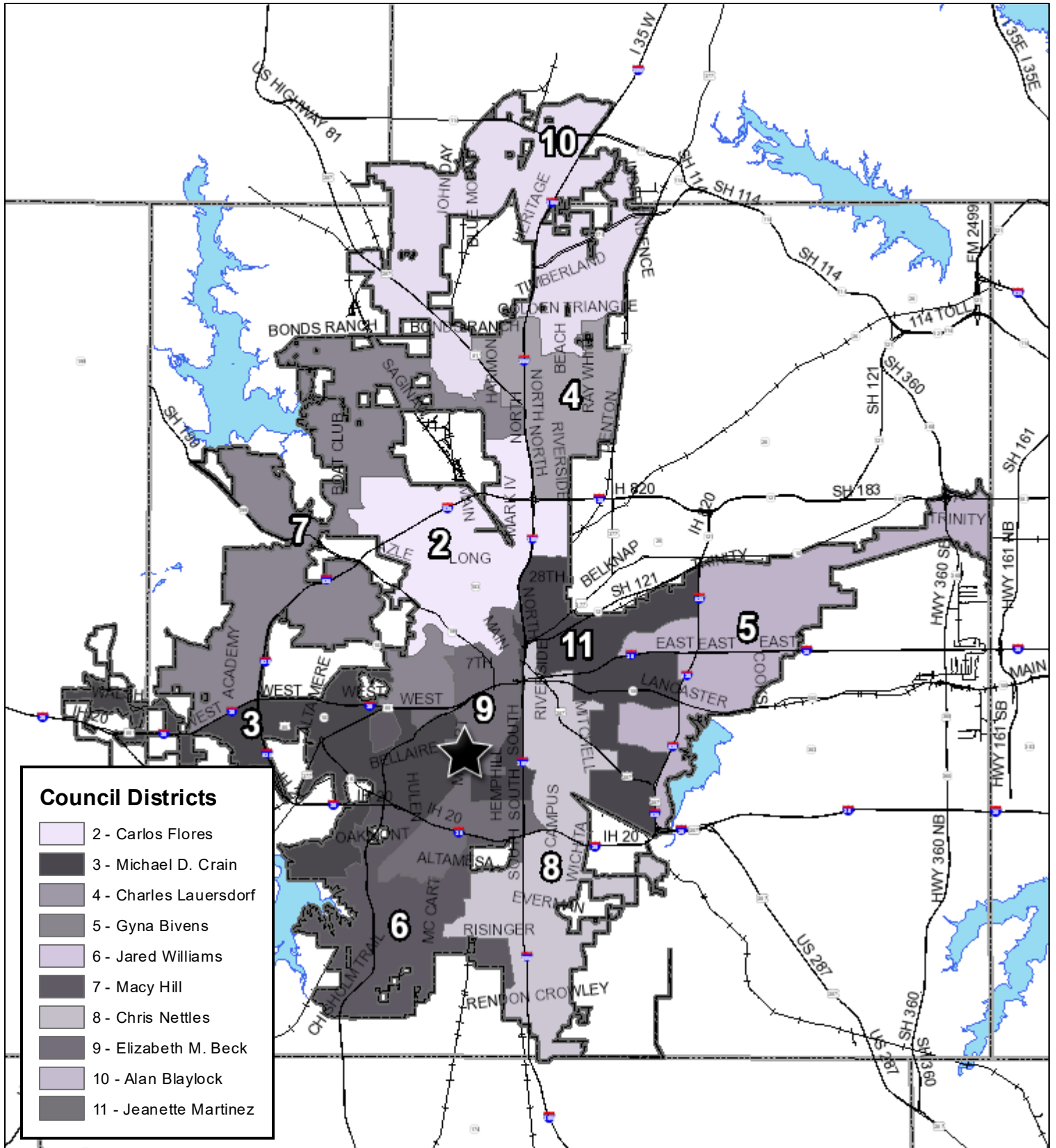
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds

250 125 0 250 Feet

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



Location Map





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER 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): 2700 W Lowden Street, 2801, 2809, 2811, 2817, 2821
2825, 2829, 2833 Merida Ave and a portion of Merida Ave

Total Rezoning Acreage: 5.100 ac 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 Block 19, TCU Addition, Lots 10-18 Block 14 Frisco Heights, a
Subdivision, Block, and Lot (list all): portion of Merida Ave, Former portion of Hagler St.

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 5.100 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

Proposed Use of Property: Student Housing & Parking Garage

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 is used for parking. The property will be developed with student housing and a parking garage.

This will include the abandonment of Merida Ave from W. Cantey St to 455.13' south towards W. Lowden St.

A separate application is being submitted for the abandonment.

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.

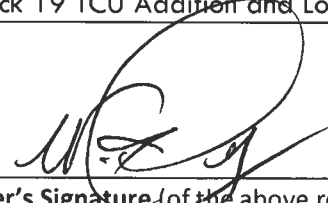
Owner's Signature (of the above referenced property): 

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:

Block 19 TCU Addition and Lots 10-18, Block 14 Frisco 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 27, 2024

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

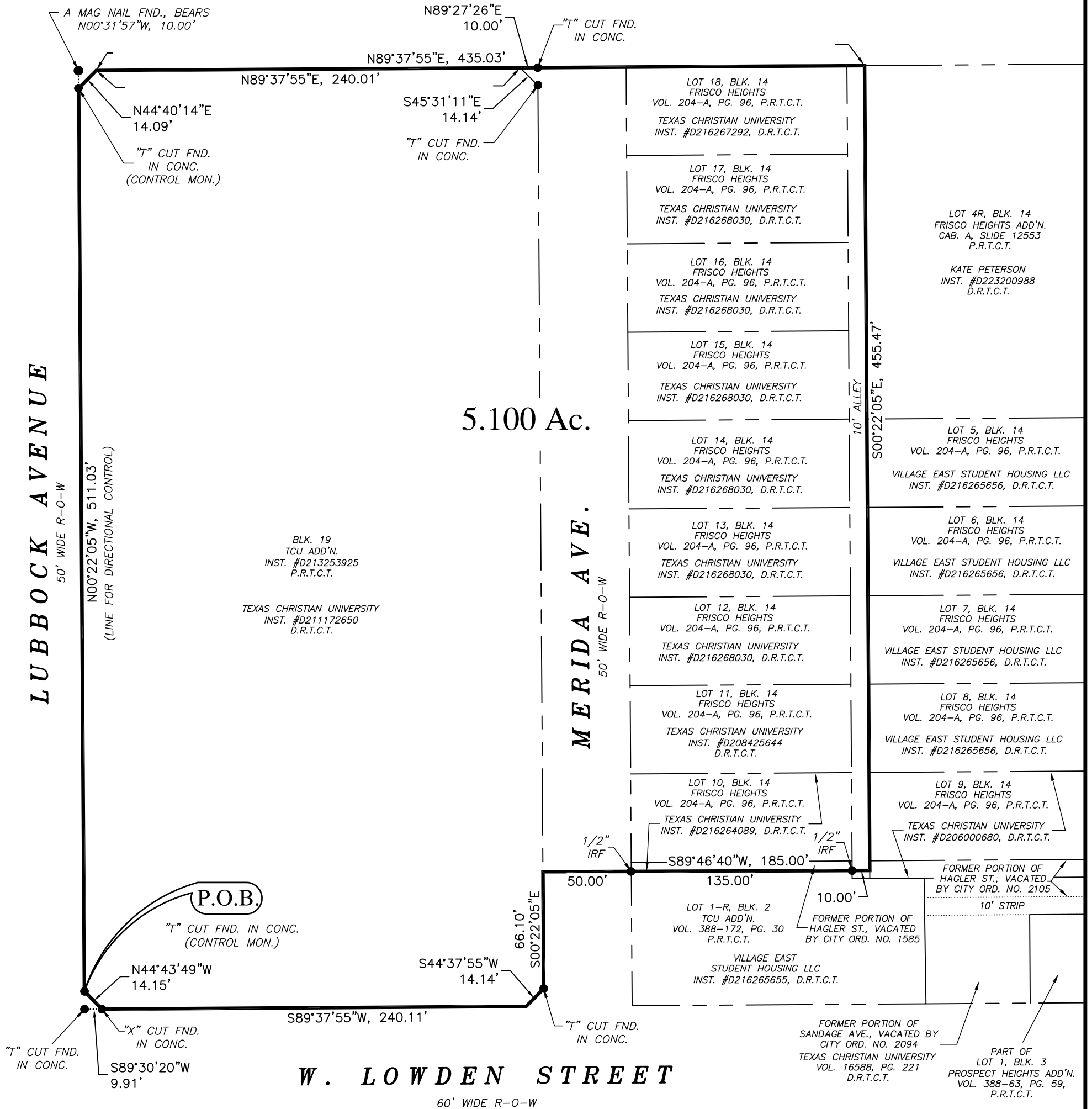
Date : August 27, 2024



SCALE 1"=60'

W. CANTEY STREET

60' WIDE R-O-W



5.100 Ac.

LUBBOCK AVENUE

MERIDA AVE.

W. LOWDEN STREET

ZONING EXHIBIT

5.100 ACRES OF LAND

Being all of Block 19, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D213253925, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 10 thru 18, Block 14, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, P.R.T.C.T., also containing the north 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, also containing all of the Right-of-Way of Merida Avenue (50' in width), lying east of said Block 19, TCU Addition, and west of said Lots 10 thru 18, Block 14, Frisco Heights, west of said 5' vacated portion of former Hagler Avenue, and west of Lot 1-R, Block 2, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-172, Page 30, P.R.T.C.T., and also containing all of the 10' wide alley between the east line of said Lots 10 thru 18, Block 14, Frisco Heights, and the west line of Lots 5 thru 9, of said Block 14, Frisco Heights, the west line of Lot 4R, Block 14, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12553, P.R.T.C.T., and the west line of a portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105.



teague nail & 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 5.100 acres of land, containing all of Block 19, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D213253925, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 10 thru 18, Block 14, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, P.R.T.C.T., also containing the north 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, also containing all of the Right-of-Way of Merida Avenue (50' in width), lying east of said Block 19, TCU Addition, and west of said Lots 10 thru 18, Block 14, Frisco Heights, west of said 5' vacated portion of former Hagler Avenue, and west of Lot 1-R, Block 2, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-172, Page 30, P.R.T.C.T., and also containing all of the 10' wide alley between the east line of said Lots 10 thru 18, Block 14, Frisco Heights, and the west line of Lots 5 thru 9, of said Block 14, Frisco Heights, the west line of Lot 4R, Block 14, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12553, P.R.T.C.T., and the west line of a portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105, and containing all of the tracts of land conveyed to Texas Christian University, according to the deeds filed in Instrument No.'s #D211172650, D216264089, D208425644, D216268030 and D216267292, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a "T" found cut in concrete at the most westerly southwest corner of said Block 19, TCU Addition, also being in the east Right-of-Way (R-O-W) line of Lubbock Avenue (50' in width);

THENCE N 00°22'05" W, along the west line of said Block 19, TCU Addition, and along the east R-O-W line of said Lubbock Avenue, a distance of 511.03 feet to a "T" found cut in concrete at the most westerly northwest corner of said Block 19, TCU Addition, from which a mag nail found, bears N 00°31'57" W, a distance of 10.00 feet;

THENCE N 44°40'14" E, along the northwest line of said Block 19, TCU Addition, and continuing along the east R-O-W line of said Lubbock Avenue, a distance of 14.09 feet to the most northerly northwest corner of said Block 19, TCU Addition, also being the intersection of the east R-O-W line of said Lubbock Avenue, with the south R-O-W line of W. Cantey Street (60' in width);

THENCE N 89°37'55" E, along the north line of said Block 19, TCU Addition, and along the south R-O-W line of said W. Cantey Street, at a distance of 240.01 feet passing the most northerly northeast corner of said Block 19, TCU Addition, also being the intersection of the south R-O-W line of said W. Cantey Street, with the west R-O-W line of said Merida Avenue, from which a "T" found cut in concrete, bears N 89°27'26" E, a distance of 10.00 feet, and from which a "T" found cut in concrete at the most easterly northeast corner of said Block 19, TCU Addition, also being in the west R-O-W line of said Merida Avenue, bears S 45°31'11" E, a distance of 14.14 feet; and continuing along the south R-O-W line of said W. Cantey Street, passing over and across said Merida Avenue, also passing along the north line of said Lot 18, Block 14, Frisco Heights and the north end of said 10' wide alley, in all a distance of 435.03 feet to the northeast corner of said 10' wide alley, also being the northwest corner of said Lot 4R, Block 14, Frisco Heights Addition;

THENCE S 00°22'05" E, along the east line of said 10' wide alley, passing along the west line of said Lot 4R, Block 14, Frisco Heights Addition, the west line of said Lots 5, thru 9, Block 14, Frisco Heights, and a portion of the west line of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105, a distance of 455.47 feet;

THENCE S 89°46'40" W, passing over and across said 10' wide alley, at 10.00 feet passing a 1/2 inch iron rod found at the most northerly northeast corner of said Lot 1-R, Block 2, TCU Addition, also being the southeast corner of said Texas Christian University tract (Inst. #D216264089), and continuing a distance of 135.00 feet along the south line of said 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, the south line of said Texas Christian University (Inst. #D216264089), and along the most northerly line of said Lot 1-R, Block 2, TCU Addition, to a 1/2 inch iron rod found at the northwest corner of said Lot 1-R, Block 2, TCU Addition, also being the southwest corner of said 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, also being the southwest corner of said Texas Christian University (Inst. #D216264089), and also being in the east R-O-W line of said Merida Avenue, and continuing a distance of 50.000 feet passing over and across said Merida Avenue, in all, a distance of 185.00 feet to the west R-O-W line of said Merida Avenue, also being in the east line of said Block 19, TCU Addition;

THENCE S 00°22'05" E, along the east line of said Block 19, TCU Addition, and along the west R-O-W line of said Merida Avenue, a distance of 66.10 feet to a "T" found cut in concrete at the most easterly southeast corner of said Block 19, TCU Addition;

THENCE S 44°37'55" W, along the southeast line of said Block 19, TCU Addition, and continuing along the west R-O-W line of said Merida Avenue, a distance of 14.14 feet to the most southerly southeast corner of said Block 19, TCU Addition, also being the intersection of the west R-O-W line of said Merida Avenue, with the north R-O-W line of W. Lowden Street (60' in width);

THENCE S 89°37'55" W, along the south line of said Block 19, TCU Addition, and along the north R-O-W line of said W. Lowden Street, a distance of 240.11 feet to an "X" found cut in concrete at the most southerly southwest corner of said Block 19, TCU Addition, from which a "T" found cut in concrete, bears S 89°30'20" W, a distance of 9.91 feet;

THENCE N 44°43'49" W, along the southwest line of said Block 19, TCU Addition, and continuing along the north R-O-W line of said W. Lowden Street, a distance of 14.15 feet to the **POINT OF BEGINNING** and containing 222,155 square feet or 5.100 acres of land.

ZONING EXHIBIT

5.100 ACRES OF LAND

Being all of Block 19, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D213253925, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 10 thru 18, Block 14, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, P.R.T.C.T., also containing the north 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, also containing all of the Right-of-Way of Merida Avenue (50' in width), lying east of said Block 19, TCU Addition, and west of said Lots 10 thru 18, Block 14, Frisco Heights, west of said 5' vacated portion of former Hagler Avenue, and west of Lot 1-R, Block 2, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-172, Page 30, P.R.T.C.T., and also containing all of the 10' wide alley between the east line of said Lots 10 thru 18, Block 14, Frisco Heights, and the west line of Lots 5 thru 9, of said Block 14, Frisco Heights, the west line of Lot 4R, Block 14, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12553, P.R.T.C.T., and the west line of a portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105.

JOB No. RMA 24185

SHEET 2 OF 2

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.



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

204A
96

FRISCO HEIGHTS

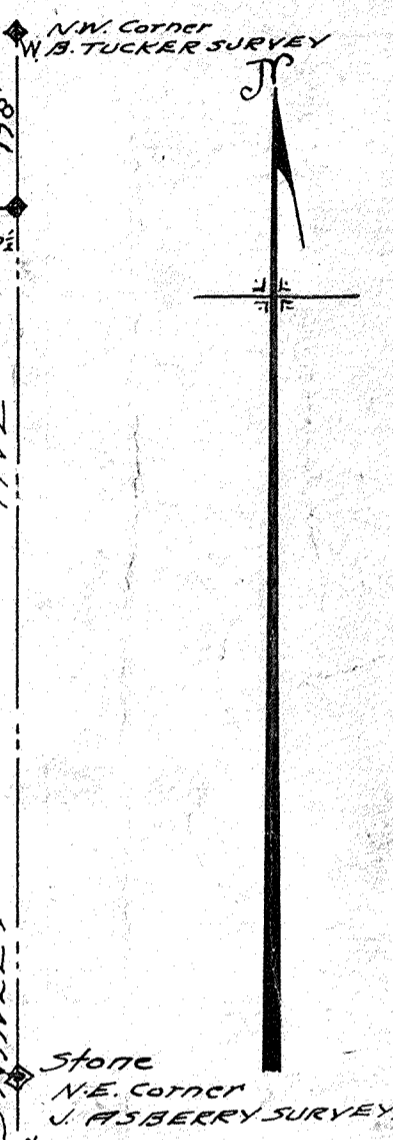
AN ADDITION TO FORT WORTH TEXAS

7.60
1.65
9.25

Surveyed April 1906

Scale 1" = 200 feet

J.J. Goodfellow County Surveyor
Brookes Baker Assistant



THE STATE OF TEXAS
 COUNTY OF TARRANT I KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, J.P. Hagler, of the County of Tarrant, State of Texas, is the owner in Fee Simple of eighty acres of land in Tarrant County, Texas, being parts of the J.W. Asbury Survey and the M.J. Arocha Surveys, in said County, and which is fully described in a deed from John A. Thornton, to Morgan Jones, and Mrs. Anna E. Bomar, dated on the 27th day of April 1896, and recorded in the Deed Records of Tarrant County, Texas, in Vol. 116, at page 288, to which reference is here made for description; and Whereas, the above described owner of said property has subdivided said land into Lots and Blocks, said Blocks being numbered from one to twenty two inclusive, and the lots in each of said Blocks, except Blocks Eleven and Twelve being numbered from one to twenty inclusive and in Blocks eleven and twelve they are numbered from one to ten inclusive, which Lots are each fifty feet front by one hundred twenty five feet deep and are shown on plat hereto attached, and made a part hereof, And has designated said tract as "Frisco Heights Addition", And Whereas, the said above named person is desirous of subdividing said tract into Lots and Blocks, in accordance with said plat, as aforesaid; Now, Therefore, J.P. Hagler, does hereby subdivide said tract of land into Lots and Blocks, as is correctly shown on the map or plat thereof hereto attached, Marked "Exhibit A", and made a part hereof, and to be known as "Frisco Heights Addition" to the city of Fort Worth, Texas, and does hereby dedicate to the present owners and all future owners of said lots in Frisco Heights. Their heirs, successors and assigns, the streets running through said tract and the alleys running through said Blocks, as shown on said map. It is however expressly agreed and understood that said streets and said alleys are private ways and not public streets and alleys, and to be under the exclusive control and for the exclusive use and benefit of the owners of said Lots, Their heirs and assigns.

In Witness Whereof I hereunto sign my name on this the 30th day of May, A.D. 1907.

J.P. Hagler.

THE STATE OF TEXAS
 COUNTY OF TARRANT I BEFORE ME, the undersigned authority on this day personally appeared J.P. Hagler, well known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he signed the same for the purposes and considerations therein expressed.

Given under my hand and seal on this 30th day of May, A.D. 1907.

M.P. Denison, Notary Public in and for Tarrant County, Texas.

L.S.

FILED FOR RECORD JUNE 3TH, 1907, at 8:30 A.M.

RECORDED JULY 9TH, 1907, at 7 P.M.

JNO. A. KEE, COUNTY CLERK
TARRANT COUNTY, TEXAS.

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 27, 2024

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

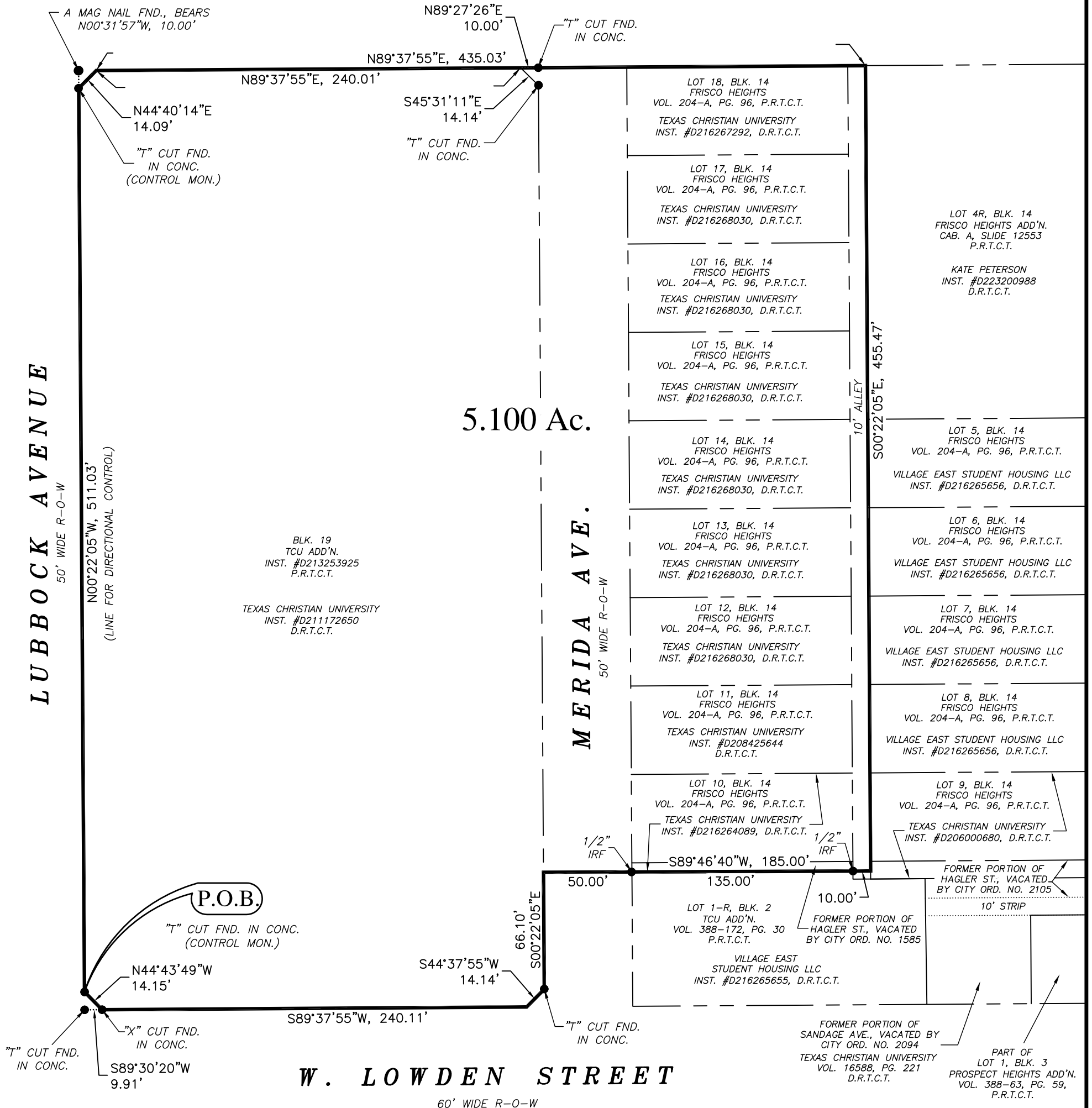
Date : August 27, 2024



SCALE 1"=60'

W. CANTEY STREET

60' WIDE R-O-W



5.100 Ac.

LUBBOCK AVENUE

MERIDA AVE.

W. LOWDEN STREET

ZONING EXHIBIT

5.100 ACRES OF LAND

Being all of Block 19, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D213253925, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 10 thru 18, Block 14, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, P.R.T.C.T., also containing the north 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, also containing all of the Right-of-Way of Merida Avenue (50' in width), lying east of said Block 19, TCU Addition, and west of said Lots 10 thru 18, Block 14, Frisco Heights, west of said 5' vacated portion of former Hagler Avenue, and west of Lot 1-R, Block 2, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-172, Page 30, P.R.T.C.T., and also containing all of the 10' wide alley between the east line of said Lots 10 thru 18, Block 14, Frisco Heights, and the west line of Lots 5 thru 9, of said Block 14, Frisco Heights, the west line of Lot 4R, Block 14, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12553, P.R.T.C.T., and the west line of a portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105.



teague nail & 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



1 of 22

D213253925

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00001023284
AD NUMBER: 14810 13 1
CERTIFICATE NO : 59100750
COLLECTING AGENCY
RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

DATE : 2/26/2013
FEE : \$10.00
PROPERTY DESCRIPTION
FRISCO HEIGHTS ADDITION
BLK 13 LOT 1

PAGE 1 OF 1

0002800 MERIDA AVE
0.1434 ACRES

PROPERTY OWNER
TEXAS CHRISTIAN UNIVERSITY
TCU STATION
PO BOX 297041
FORT WORTH TX 761290001

REQUESTED BY
J B DAVIES

P O BOX 40682
FORT WORTH, TX 76144

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	CITY OF FORT WORTH	0.00
2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES
ACCOUNT NUMBER: 00001023284
TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE

BY: M. Powell TARRANT COUNTY TAX OFFICE

REVISED 10/26



3 of 22

D213253925

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00001023306
AD NUMBER: 14810 13 3
CERTIFICATE NO : 59100747
COLLECTING AGENCY
RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

DATE : 2/26/2013
FEE : \$10.00
PROPERTY DESCRIPTION
FRISCO HEIGHTS ADDITION
BLK 13 LOT 3

PAGE 1 OF 1

0002806 MERIDA AVE
0.1434 ACRES

PROPERTY OWNER
TEXAS CHRISTIAN UNIVERSITY
TCU STATION
PO BOX 297041
FORT WORTH TX 761290001

REQUESTED BY
J B DAVIES

P O BOX 40682
FORT WORTH, TX 76140

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	CITY OF FORT WORTH	0.00
2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES
ACCOUNT NUMBER: 00001023306
TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE

BY: M. Powell TARRANT COUNTY TAX OFFICE

REVISED 10/26



2 of 22

D213253925

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00001023292
AD NUMBER: 14810 13 2
CERTIFICATE NO : 59100749
COLLECTING AGENCY
RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

DATE : 2/26/2013
FEE : \$10.00
PROPERTY DESCRIPTION
FRISCO HEIGHTS ADDITION
BLK 13 LOT 2

PAGE 1 OF 1

0002804 MERIDA AVE
0.1434 ACRES

REQUESTED BY
J B DAVIES

P O BOX 40682
FORT WORTH, TX 76140

PROPERTY OWNER
TEXAS CHRISTIAN UNIVERSITY
TCU STATION
PO BOX 297041
FORT WORTH TX 761290001

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	CITY OF FORT WORTH	0.00
2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES
ACCOUNT NUMBER: 00001023292
TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE

BY: M. Powell TARRANT COUNTY TAX OFFICE

REVISED 10/26



4 of 22

D213253925

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00001023314
AD NUMBER: 14810 13 4
CERTIFICATE NO : 59100755
COLLECTING AGENCY
RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

DATE : 2/26/2013
FEE : \$10.00
PROPERTY DESCRIPTION
FRISCO HEIGHTS ADDITION
BLK 13 LOT 4

PAGE 1 OF 1

0002812 MERIDA AVE
0.1434 ACRES

REQUESTED BY
J B DAVIES

P O BOX 40682
FORT WORTH, TX 76140

PROPERTY OWNER
TEXAS CHRISTIAN UNIVERSITY
TCU STATION
PO BOX 297041
FORT WORTH TX 761290001

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	CITY OF FORT WORTH	0.00
2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES
ACCOUNT NUMBER: 00001023314
TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE

BY: M. Powell TARRANT COUNTY TAX OFFICE

REVISED 10/26



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

D213253925

TAX CERTIFICATE FOR ACCOUNT : 00001023322
AD NUMBER: 14810 13 5
CERTIFICATE NO : 59100741

DATE : 2/26/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
FRISCO HEIGHTS ADDITION
BLK 13 LOT 5

0002816 MERIDA AVE
0.1434 ACRES

PROPERTY OWNER
TEXAS CHRISTIAN UNIVERSITY
TCU STATION
PO BOX 297041
FORT WORTH TX 761290001

REQUESTED BY

J B DAVIES
P O BOX 40682
FORT WORTH, TX 76140

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	CITY OF FORT WORTH	0.00
2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES

ACCOUNT NUMBER: 00001023322
TOTAL CERTIFIED TAX: \$0.00

BY: *Annette Higgins* TARRANT COUNTY TAX OFFICE

BY: *M. Powell* TARRANT COUNTY TAX OFFICE

REVISED 10/26



70422

D213253925

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00001023349
AD NUMBER: 14810 13 7
CERTIFICATE NO : 59100737

DATE : 2/26/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
FRISCO HEIGHTS ADDITION
BLK 13 LOT 7

0002824 MERIDA AVE
0.1434 ACRES

PROPERTY OWNER
TEXAS CHRISTIAN UNIVERSITY
TCU STATION
PO BOX 297041
FORT WORTH TX 761290001

REQUESTED BY

J B DAVIES
P O BOX 40682
FORT WORTH, TX 76140

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	CITY OF FORT WORTH	0.00
2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES

ACCOUNT NUMBER: 00001023349
TOTAL CERTIFIED TAX: \$0.00

BY: *Annette Higgins* TARRANT COUNTY TAX OFFICE

BY: *M. Powell* TARRANT COUNTY TAX OFFICE

REVISED 10/26



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

D213253925

TAX CERTIFICATE FOR ACCOUNT : 00001023330
AD NUMBER: 14810 13 6
CERTIFICATE NO : 59100740

DATE : 2/26/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
FRISCO HEIGHTS ADDITION
BLK 13 LOT 6

0002820 MERIDA AVE
0.1434 ACRES

PROPERTY OWNER
TEXAS CHRISTIAN UNIVERSITY
TCU STATION
PO BOX 297041
FORT WORTH TX 761290001

REQUESTED BY

J B DAVIES
P O BOX 40682
FORT WORTH, TX 76140

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	CITY OF FORT WORTH	0.00
2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES

ACCOUNT NUMBER: 00001023330
TOTAL CERTIFIED TAX: \$0.00

BY: *Annette Higgins* TARRANT COUNTY TAX OFFICE

BY: *M. Powell* TARRANT COUNTY TAX OFFICE

REVISED 10/26



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

D213253925

TAX CERTIFICATE FOR ACCOUNT : 00001023357
AD NUMBER: 14810 13 8
CERTIFICATE NO : 59100734

DATE : 2/26/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
FRISCO HEIGHTS ADDITION
BLK 13 LOT 8

0002828 MERIDA AVE
0.1434 ACRES

PROPERTY OWNER
TEXAS CHRISTIAN UNIVERSITY
TCU STATION
PO BOX 297041
FORT WORTH TX 761290001

REQUESTED BY

J B DAVIES
P O BOX 40682
FORT WORTH, TX 76140

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	CITY OF FORT WORTH	0.00
2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES

ACCOUNT NUMBER: 00001023357
TOTAL CERTIFIED TAX: \$0.00

BY: *Annette Higgins* TARRANT COUNTY TAX OFFICE

BY: *M. Powell* TARRANT COUNTY TAX OFFICE

REVISED 10/26



RON WRIGHT
 Tax Assessor-Collector



RON WRIGHT
 Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00001023365
 AD NUMBER: 14810 13 9
 CERTIFICATE NO : 59100730
COLLECTING AGENCY
 RON WRIGHT
 PO BOX 961018
 FORT WORTH TX 76161-0018

DATE : 2/26/2013
 FEE : \$10.00
PROPERTY DESCRIPTION
 FRISCO HEIGHTS ADDITION
 BLK 13 LOT 9

PAGE 1 OF 1

REQUESTED BY
 J B DAVIES

P O BOX 40682
 FORT WORTH, TX 76140

0002832 MERIDA AVE
 0.2037 ACRES

PROPERTY OWNER
 TEXAS CHRISTIAN UNIVERSITY
 TCU STATION
 PO BOX 297041
 FORT WORTH TX 761290001

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	CITY OF FORT WORTH	0.00
2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES
 ACCOUNT NUMBER: 00001023365
 TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE

BY: M. P. Hull TARRANT COUNTY TAX OFFICE

TAX CERTIFICATE FOR ACCOUNT : 00001023373
 AD NUMBER: 14810 13 10
 CERTIFICATE NO : 59100731
COLLECTING AGENCY
 RON WRIGHT
 PO BOX 961018
 FORT WORTH TX 76161-0018

DATE : 2/26/2013
 FEE : \$10.00
PROPERTY DESCRIPTION
 FRISCO HEIGHTS ADDITION
 BLK 13 LOT 10 &
 STRIP 21'X125'S10'

PAGE 1 OF 1

REQUESTED BY
 J B DAVIES

P O BOX 40682
 FORT WORTH, TX 76140

0002833 LUBBOCK AVE
 0.2037 ACRES

PROPERTY OWNER
 TEXAS CHRISTIAN UNIVERSITY
 TCU STATION
 PO BOX 297041
 FORT WORTH TX 761290001

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	CITY OF FORT WORTH	0.00
2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES
 ACCOUNT NUMBER: 00001023373
 TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE

BY: M. P. Hull TARRANT COUNTY TAX OFFICE

REVISED 10/26

REVISED 10/26



RON WRIGHT
 Tax Assessor-Collector



RON WRIGHT
 Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00001023381
 AD NUMBER: 14810 13 11
 CERTIFICATE NO : 59100727
COLLECTING AGENCY
 RON WRIGHT
 PO BOX 961018
 FORT WORTH TX 76161-0018

DATE : 2/26/2013
 FEE : \$10.00
PROPERTY DESCRIPTION
 FRISCO HEIGHTS ADDITION
 BLK 13 LOT 11

PAGE 1 OF 1

REQUESTED BY
 J B DAVIES

P O BOX 40682
 FORT WORTH, TX 76140

0002829 LUBBOCK AVE
 0.1434 ACRES

PROPERTY OWNER
 TEXAS CHRISTIAN UNIVERSITY
 TCU STATION
 PO BOX 297041
 FORT WORTH TX 761290001

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2012	CITY OF FORT WORTH	0.00
2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES
 ACCOUNT NUMBER: 00001023381
 TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE

BY: M. P. Hull TARRANT COUNTY TAX OFFICE

TAX CERTIFICATE FOR ACCOUNT : 00001023403
 AD NUMBER: 14810 13 12
 CERTIFICATE NO : 59100775
COLLECTING AGENCY
 RON WRIGHT
 PO BOX 961018
 FORT WORTH TX 76161-0018

DATE : 2/26/2013
 FEE : \$10.00
PROPERTY DESCRIPTION
 FRISCO HEIGHTS ADDITION
 BLK 13 LOT 12

PAGE 1 OF 1

REQUESTED BY
 J B DAVIES

P O BOX 40682
 FORT WORTH, TX 76140

0002825 LUBBOCK AVE
 0.1434 ACRES

PROPERTY OWNER
 TEXAS CHRISTIAN UNIVERSITY
 TCU STATION
 PO BOX 297041
 FORT WORTH TX 761290001

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2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES
 ACCOUNT NUMBER: 00001023403
 TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE

BY: M. P. Hull TARRANT COUNTY TAX OFFICE



TAX CERTIFICATE FOR ACCOUNT : 00001023411
 AD NUMBER: 14810 13 13
 CERTIFICATE NO : 59100725

DATE : 2/26/2013
 FEE : \$10.00
PROPERTY DESCRIPTION
 FRISCO HEIGHTS ADDITION
 BLK 13 LOT 13

PAGE 1 OF 1

COLLECTING AGENCY
 RON WRIGHT
 PO BOX 961018
 FORT WORTH TX 76161-0018

REQUESTED BY
 J B DAVIES

P O BOX 40682
 FORT WORTH, TX 76140

0002811 LUBBOCK AVE
 0.1434 ACRES

PROPERTY OWNER
 TEXAS CHRISTIAN UNIVERSITY
 TCU STATION
 PO BOX 297041
 FORT WORTH TX 761290001

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2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES
 ACCOUNT NUMBER: 00001023411
 TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE
 BY: M. Purcell TARRANT COUNTY TAX OFFICE

TAX CERTIFICATE FOR ACCOUNT : 00001023438
 AD NUMBER: 14810 13 14 10
 CERTIFICATE NO : 59100723

DATE : 2/26/2013
 FEE : \$10.00
PROPERTY DESCRIPTION
 FRISCO HEIGHTS ADDITION
 BLK 13 LOT 14 LES 2'X25'NEC

PAGE 1 OF 1

COLLECTING AGENCY
 RON WRIGHT
 PO BOX 961018
 FORT WORTH TX 76161-0018

REQUESTED BY
 J B DAVIES

P O BOX 40682
 FORT WORTH, TX 76140

0002809 LUBBOCK AVE
 0.1259 ACRES

PROPERTY OWNER
 TEXAS CHRISTIAN UNIVERSITY
 TCU STATION
 PO BOX 297041
 FORT WORTH TX 761290001

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2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES
 ACCOUNT NUMBER: 00001023438
 TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE
 BY: M. Purcell TARRANT COUNTY TAX OFFICE

REVISED 10/26



TAX CERTIFICATE FOR ACCOUNT : 00001023446
 AD NUMBER: 14810 13 15 30
 CERTIFICATE NO : 59100776

DATE : 2/26/2013
 FEE : \$10.00
PROPERTY DESCRIPTION
 FRISCO HEIGHTS ADDITION
 BLK 13 LT 15-16 & 2'X25'NEC 14

PAGE 1 OF 1

COLLECTING AGENCY
 RON WRIGHT
 PO BOX 961018
 FORT WORTH TX 76161-0018

REQUESTED BY
 J B DAVIES

P O BOX 40682
 FORT WORTH, TX 76140

0002805 LUBBOCK AVE
 0.2926 ACRES

PROPERTY OWNER
 TEXAS CHRISTIAN UNIVERSITY
 TCU STATION
 PO BOX 297041
 FORT WORTH TX 761290001

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2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES
 ACCOUNT NUMBER: 00001023446
 TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE
 BY: M. Purcell TARRANT COUNTY TAX OFFICE

TAX CERTIFICATE FOR ACCOUNT : 00001023454
 AD NUMBER: 14810 13 17
 CERTIFICATE NO : 59100722

DATE : 2/26/2013
 FEE : \$10.00
PROPERTY DESCRIPTION
 FRISCO HEIGHTS ADDITION
 BLK 13 LOT 17

PAGE 1 OF 1

COLLECTING AGENCY
 RON WRIGHT
 PO BOX 961018
 FORT WORTH TX 76161-0018

REQUESTED BY
 J B DAVIES

P O BOX 40682
 FORT WORTH, TX 76140

0002809 LUBBOCK AVE
 0.1434 ACRES

PROPERTY OWNER
 TEXAS CHRISTIAN UNIVERSITY
 TCU STATION
 PO BOX 297041
 FORT WORTH TX 761290001

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2012	FORT WORTH ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO : J B DAVIES
 ACCOUNT NUMBER: 00001023454
 TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE
 BY: M. Purcell TARRANT COUNTY TAX OFFICE



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D213253925

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100 taxoffice@tarrantcounty.com

RON WRIGHT Tax Assessor-Collector



18 of 22

D213253925

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100 taxoffice@tarrantcounty.com

RON WRIGHT Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00001023462 AD NUMBER: 14810 13 18 CERTIFICATE NO : 59100721

COLLECTING AGENCY RON WRIGHT PO BOX 961018 FORT WORTH TX 76161-0018

REQUESTED BY J B DAVIES P O BOX 40682 FORT WORTH, TX 76140

DATE : 2/26/2013 FEE : \$10.00

PROPERTY DESCRIPTION FRISCO HEIGHTS ADDITION BLK 13 LOT 18

0002711 W CANTEY ST 0.1434 ACRES

PROPERTY OWNER TEXAS CHRISTIAN UNIVERSITY TCU STATION PO BOX 297041 FORT WORTH TX 761290001

PAGE 1 OF 1

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Table with columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include City of Fort Worth, Fort Worth ISD, JPS Health Network, Tarrant County, Tarrant County College, Tarrant Regional Water Dist. Total: \$0.00

ISSUED TO : J B DAVIES ACCOUNT NUMBER: 00001023462 TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE BY: M. Pruller TARRANT COUNTY TAX OFFICE

TAX CERTIFICATE FOR ACCOUNT : 00006557325

AD NUMBER: 33040 2 2R CERTIFICATE NO : 59100752

COLLECTING AGENCY RON WRIGHT PO BOX 961018 FORT WORTH TX 76161-0018

REQUESTED BY J B DAVIES P O BOX 40682 FORT WORTH, TX 76140

DATE : 2/26/2013 FEE : \$10.00 PROPERTY DESCRIPTION PROSPECT HEIGHTS ADDITION BLK 2 LOT 2R

0002836 MERIDA AVE 0.2023 ACRES

PROPERTY OWNER TEXAS CHRISTIAN UNIVERSITY

PO BOX 297041 FORT WORTH TX 761290001

PAGE 1 OF 1

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Table with columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include City of Fort Worth, Fort Worth ISD, JPS Health Network, Tarrant County, Tarrant County College, Tarrant Regional Water Dist. Total: \$0.00

ISSUED TO : J B DAVIES ACCOUNT NUMBER: 00006557325 TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE BY: M. Pruller TARRANT COUNTY TAX OFFICE

REVISED 10/26

REVISED 10/26



19 of 22

D213253925

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100 taxoffice@tarrantcounty.com

RON WRIGHT Tax Assessor-Collector

STATE OF TEXAS COUNTY OF TARRANT S

DEDICATION S KNOWN ALL MEN BY THESE PRESENTS

THAT, Texas Christian University, the sole owner of the following described property:

BEING Lots 1 through 3, Block 13, Frisco Heights Addition, Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 204A, Page 96 of the Deed Records of Tarrant County, Texas and the 10ft alley vacated by City of Fort Worth Ordinance No. 20670-03-2013 and that portion of Hoagler Street vacated by City of Fort Worth Ordinance No. 1715 and 1585, and a portion of Lots 1 and 2, Block 1, Prospect Heights Addition, Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 62, Page 59 of the Deed Records of Tarrant County, Texas, a portion of the 16ft alley vacated by City of Fort Worth Ordinance No. 1215 and Lot 2R, Block 2, Prospect Heights Addition, Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 647 of the Plat Records of Tarrant County, Texas and being described in the Deeds to Texas Christian University recorded in D21117250 and D211206752 of the Deed Records of Tarrant County, Texas, said tract being tied to the Texas Coordinate System, North Central Zone, NAD 83 using RTK surveying methods, bearings are grid distances are horizontal ground measurements and being more particularly described as follows:

BEGINNING at a found 5/8inch iron pin being the northeast corner of the said Lot 1, Block 13 Frisco Heights Addition

THENCE S0°22'15"E, with the east line of the said Block 13 and being the west right-of-way line of the Merida Avenue, a 450.00ft., the southeast corner of Lot 9, Block 13 Frisco Heights Addition and being in the north line of the said Prospect Heights Addition, in all 531.00ft. to a found capped iron pin being the southeast corner of the said Lot 2R, Block 2 Prospect Heights Addition;

THENCE S89°37'45"W, with the north right-of-way of the West Lowden Street and the south line of the said Lot 2R, Block 2 Prospect Heights Addition and Lot 2, Block 1 of the said Prospect Heights Addition, 260.00ft to a found 1/2inch iron pin, being the northeast intersection of West Lowden Street and Lubbock Avenue;

THENCE N0°22'15"W, with the east line of the said Lubbock Avenue, at 131.00ft the southwest corner of the said Lot 10, Block 13 Frisco Heights Addition, in all 531.00ft to a found capped iron pin, being the northwest corner of the said Lot 18, Block 13 Frisco Heights Addition and being the southeast intersection of the Lubbock Avenue and West Cantey Street;

TAX CERTIFICATE FOR ACCOUNT : 00002265303 AD NUMBER: 33040 1 2 30 CERTIFICATE NO : 59100755

COLLECTING AGENCY RON WRIGHT PO BOX 961018 FORT WORTH TX 76161-0018

REQUESTED BY J B DAVIES P O BOX 40682 FORT WORTH, TX 76140

DATE : 2/26/2013 FEE : \$10.00

PROPERTY DESCRIPTION PROSPECT HEIGHTS ADDITION BLK 1 E9'1 W110'2 & STRIP ON N & ALLEY BTW 1 & 2

0002837 LUBBOCK AVE 0.1721 ACRES

PROPERTY OWNER TEXAS CHRISTIAN UNIVERSITY TCU STATION PO BOX 297041 FORT WORTH TX 761290001

PAGE 1 OF 1

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ISSUED TO : J B DAVIES ACCOUNT NUMBER: 00002265303 TOTAL CERTIFIED TAX: \$0.00

BY: Annette Higgins TARRANT COUNTY TAX OFFICE BY: M. Pruller TARRANT COUNTY TAX OFFICE

21 of 22

D213253925

THENCE N89°37'45"E, with the south line of the said West Cantey street and the north line of the said Block 13, 260.00ft to the place of beginning.

DO HEREBY adopt the attached plat as our plan of subdivision of the above described property to be known as **Block 19, TCU ADDITION** in the City of Fort Worth, Tarrant County, Texas and dedicate to the public rights-of-way shown thereon.

Witness my hand this the 4 day of April, AD, 2013

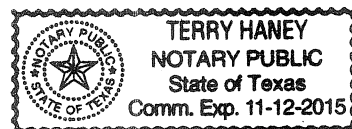
By: [Signature]

Brian Gutierrez, Vice Chancellor for Finance and Administration Texas Christian University

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **Brian Gutierrez, Vice Chancellor for Finance and Administration of Texas Christian University**, 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 purpose and consideration and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
This the 4 day of April, AD, 2013



Terry Haney
Notary Public, State of Texas

Unofficial

22 of 22

D213253925

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401
PHONE (817) 884-1155

J B DAVIES INC
P O BOX 40682
FORT WORTH, TX 76140

Submitter: J B DAVIES INC

Final Plat
Block 19
TCU Addition

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed for Registration: 9/27/2013 11:19 AM
Instrument #: D213253925
PLAT A 23 PGS \$145.00

By: Mary Louise Garcia

D213253925

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

D213253925

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

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

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, 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

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 SYSTEM 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, MAINTENANCE, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

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.

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.

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 FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF THE SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

DRAINAGE STUDY REQUIREMENTS (1) A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS. (2) THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE CITY DEPARTMENT STATING THAT THEY ARE AWARE A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE A BUILDING PERMIT WILL BE ISSUED AND THE CURRENT OWNER SHALL INFORM A BUYER OF THIS PROPERTY OF THE SAME.

SIDEWALKS: SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS IN CONFORMANCE WITH THE SIDEWALK POLICY PLAN CITY DEVELOPMENT DESIGN STANDARDS.

PARKWAY PERMIT NOTE: PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER PAVEMENT, TREE IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE DRAINS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE FOR A "PARKWAY PERMIT".

URBAN FORESTRY PLAT NOTE: COMPLIANCE WITH ORDINANCE 16.03 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED: THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

The subject property has been tied to the Texas Coordinate System, North Central Zone NAD83 using GPS RTK surveying methods. Reference station coordinate is N=6,925,447.174, E=2,342,614.978. The combined grid and scale factor is 0.999890245. Distances are ground measurements.

AS SHOWN ON FLOOD RATE INSURANCE RATE MAP FOR TARRANT COUNTY TEXAS AND INCORPORATED AREAS, MAP NUMBER 4843900305K MAP DATE REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE 'X'. ZONE 'X' IS DEFINED AS AREAS OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

PRESSURE REDUCING VALVE NOTE: INSTALL PRIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION. THE VALVE HAS TO BE A CITY APPROVED APPURTENANCES.

PLATTED AREA 3.165 ACRES



3.27.13

FS-011-124 VA-011-008 8/29/2011

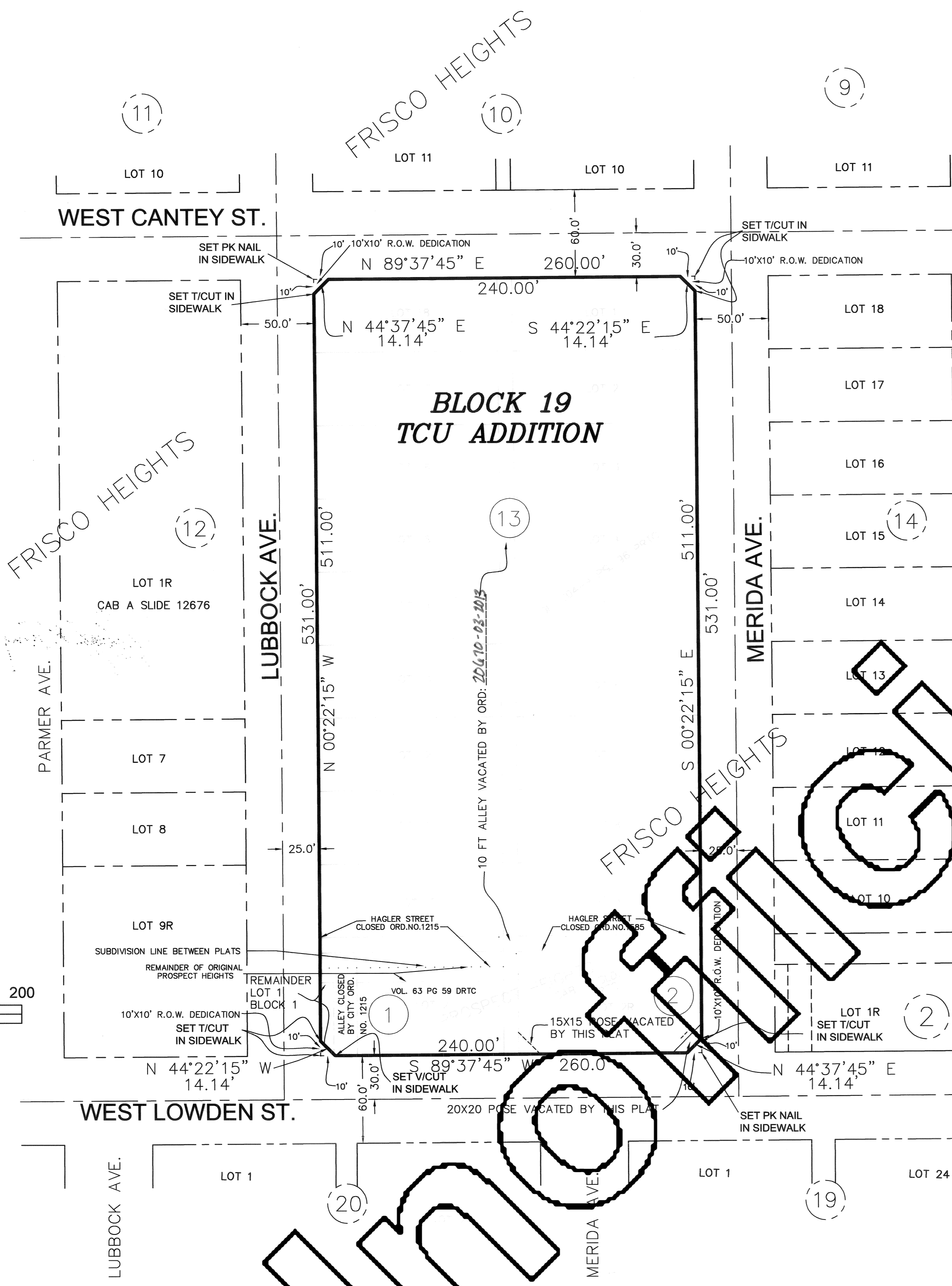
CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

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

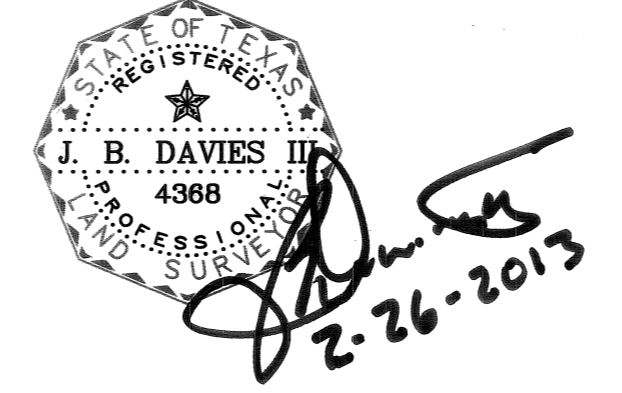
PLAT APPROVED DATE: 9/26/2013

BY: *Charles B. Reed*
CHAIRMAN

BY: *Daniel Bunch*
SECRETARY



OWNER: TEXAS CHRISTIAN UNIVERSITY
TCU BOX 297041
FORT WORTH, TEXAS 76129



UNRECORDED

Final Plat
**BLOCK 19
TCU ADDITION**
FORT WORTH TARRANT COUNTY TEXAS
Being a replat of Lots 1 through 18, Block 13 and the vacated 10ft Alley,
Frisco Heights, Fort Worth Tarrant County, Texas
according to the plat recorded in Volume 204A, Page 96
of the Plat Records of Tarrant County, Texas
a portion Hagler Street vacated by Ordinance No. 1215 and 1585
a portion of Lot 1 and Lot 2, Block 1, Prospect Heights
Fort Worth Tarrant County, Texas according to the plat recorded
in Volume 63, Page 59 of the Plat Records of Tarrant County, Texas
a portion of the 16ft Alley vacated by Ordinance 1215 and
Lot 2R, Block 2 Prospect Heights Fort Worth Tarrant County, Texas
according to the plat recorded in Cabinet B, Slide 647 of the
Plat Records of Tarrant County, Texas

September 2012

THIS PLAT FILED IN DOCUMENT _____ DATE _____

J. B. DAVIES, INC. SURVEYORS
PO BOX 40882
FORT WORTH, TEXAS 76140
(817) 335-3154
www.jbdinc.com

ZONING DESCRIPTION

BEING 5.100 acres of land, containing all of Block 19, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D213253925, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 10 thru 18, Block 14, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, P.R.T.C.T., also containing the north 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, also containing all of the Right-of-Way of Merida Avenue (50' in width), lying east of said Block 19, TCU Addition, and west of said Lots 10 thru 18, Block 14, Frisco Heights, west of said 5' vacated portion of former Hagler Avenue, and west of Lot 1-R, Block 2, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-172, Page 30, P.R.T.C.T., and also containing all of the 10' wide alley between the east line of said Lots 10 thru 18, Block 14, Frisco Heights, and the west line of Lots 5 thru 9, of said Block 14, Frisco Heights, the west line of Lot 4R, Block 14, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12553, P.R.T.C.T., and the west line of a portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105, and containing all of the tracts of land conveyed to Texas Christian University, according to the deeds filed in Instrument No.'s #D211172650, D216264089, D208425644, D216268030 and D216267292, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a "T" found cut in concrete at the most westerly southwest corner of said Block 19, TCU Addition, also being in the east Right-of-Way (R-O-W) line of Lubbock Avenue (50' in width);

THENCE N 00°22'05" W, along the west line of said Block 19, TCU Addition, and along the east R-O-W line of said Lubbock Avenue, a distance of 511.03 feet to a "T" found cut in concrete at the most westerly northwest corner of said Block 19, TCU Addition, from which a mag nail found, bears N 00°31'57" W, a distance of 10.00 feet;

THENCE N 44°40'14" E, along the northwest line of said Block 19, TCU Addition, and continuing along the east R-O-W line of said Lubbock Avenue, a distance of 14.09 feet to the most northerly northwest corner of said Block 19, TCU Addition, also being the intersection of the east R-O-W line of said Lubbock Avenue, with the south R-O-W line of W. Cantey Street (60' in width);

THENCE N 89°37'55" E, along the north line of said Block 19, TCU Addition, and along the south R-O-W line of said W. Cantey Street, at a distance of 240.01 feet passing the most northerly northeast corner of said Block 19, TCU Addition, also being the intersection of the south R-O-W line of said W. Cantey Street, with the west R-O-W line of said Merida Avenue, from which a "T" found cut in concrete, bears N 89°27'26" E, a distance of 10.00 feet, and from which a "T" found cut in concrete at the most easterly northeast corner of said Block 19, TCU Addition, also being in the west R-O-W line of said Merida Avenue, bears S 45°31'11" E, a distance of 14.14 feet; and continuing along the south R-O-W line of said W. Cantey Street, passing over and across said Merida Avenue, also passing along the north line of said Lot 18, Block 14, Frisco Heights and the north end of said 10' wide alley, in all a distance of 435.03 feet to the northeast corner of said 10' wide alley, also being the northwest corner of said Lot 4R, Block 14, Frisco Heights Addition;

THENCE S 00°22'05" E, along the east line of said 10' wide alley, passing along the west line of said Lot 4R, Block 14, Frisco Heights Addition, the west line of said Lots 5, thru 9, Block 14, Frisco Heights, and a portion of the west line of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105, a distance of 455.47 feet;

THENCE S 89°46'40" W, passing over and across said 10' wide alley, at 10.00 feet passing a 1/2 inch iron rod found at the most northerly northeast corner of said Lot 1-R, Block 2, TCU Addition, also being the southeast corner of said Texas Christian University tract (Inst. #D216264089), and continuing a distance of 135.00 feet along the south line of said 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, the south line of said Texas Christian University (Inst. #D216264089), and along the most northerly line of said Lot 1-R, Block 2, TCU Addition, to a 1/2 inch iron rod found at the northwest corner of said Lot 1-R, Block 2, TCU Addition, also being the southwest corner of said 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, also being the southwest corner of said Texas Christian University (Inst. #D216264089), and also being in the east R-O-W line of said Merida Avenue, and continuing a distance of 50.000 feet passing over and across said Merida Avenue, in all, a distance of 185.00 feet to the west R-O-W line of said Merida Avenue, also being in the east line of said Block 19, TCU Addition;

THENCE S 00°22'05" E, along the east line of said Block 19, TCU Addition, and along the west R-O-W line of said Merida Avenue, a distance of 66.10 feet to a "T" found cut in concrete at the most easterly southeast corner of said Block 19, TCU Addition;

THENCE S 44°37'55" W, along the southeast line of said Block 19, TCU Addition, and continuing along the west R-O-W line of said Merida Avenue, a distance of 14.14 feet to the most southerly southeast corner of said Block 19, TCU Addition, also being the intersection of the west R-O-W line of said Merida Avenue, with the north R-O-W line of W. Lowden Street (60' in width);

THENCE S 89°37'55" W, along the south line of said Block 19, TCU Addition, and along the north R-O-W line of said W. Lowden Street, a distance of 240.11 feet to an "X" found cut in concrete at the most southerly southwest corner of said Block 19, TCU Addition, from which a "T" found cut in concrete, bears S 89°30'20" W, a distance of 9.91 feet;

THENCE N 44°43'49" W, along the southwest line of said Block 19, TCU Addition, and continuing along the north R-O-W line of said W. Lowden Street, a distance of 14.15 feet to the **POINT OF BEGINNING** and containing 222,155 square feet or 5.100 acres of land.

ZONING EXHIBIT

5.100 ACRES OF LAND

Being all of Block 19, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D213253925, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lots 10 thru 18, Block 14, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, P.R.T.C.T., also containing the north 5' portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 1585, also containing all of the Right-of-Way of Merida Avenue (50' in width), lying east of said Block 19, TCU Addition, and west of said Lots 10 thru 18, Block 14, Frisco Heights, west of said 5' vacated portion of former Hagler Avenue, and west of Lot 1-R, Block 2, TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-172, Page 30, P.R.T.C.T., and also containing all of the 10' wide alley between the east line of said Lots 10 thru 18, Block 14, Frisco Heights, and the west line of Lots 5 thru 9, of said Block 14, Frisco Heights, the west line of Lot 4R, Block 14, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12553, P.R.T.C.T., and the west line of a portion of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105.

JOB No. RMA 24185

SHEET 2 OF 2

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.



teague nail & 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

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 27, 2024

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

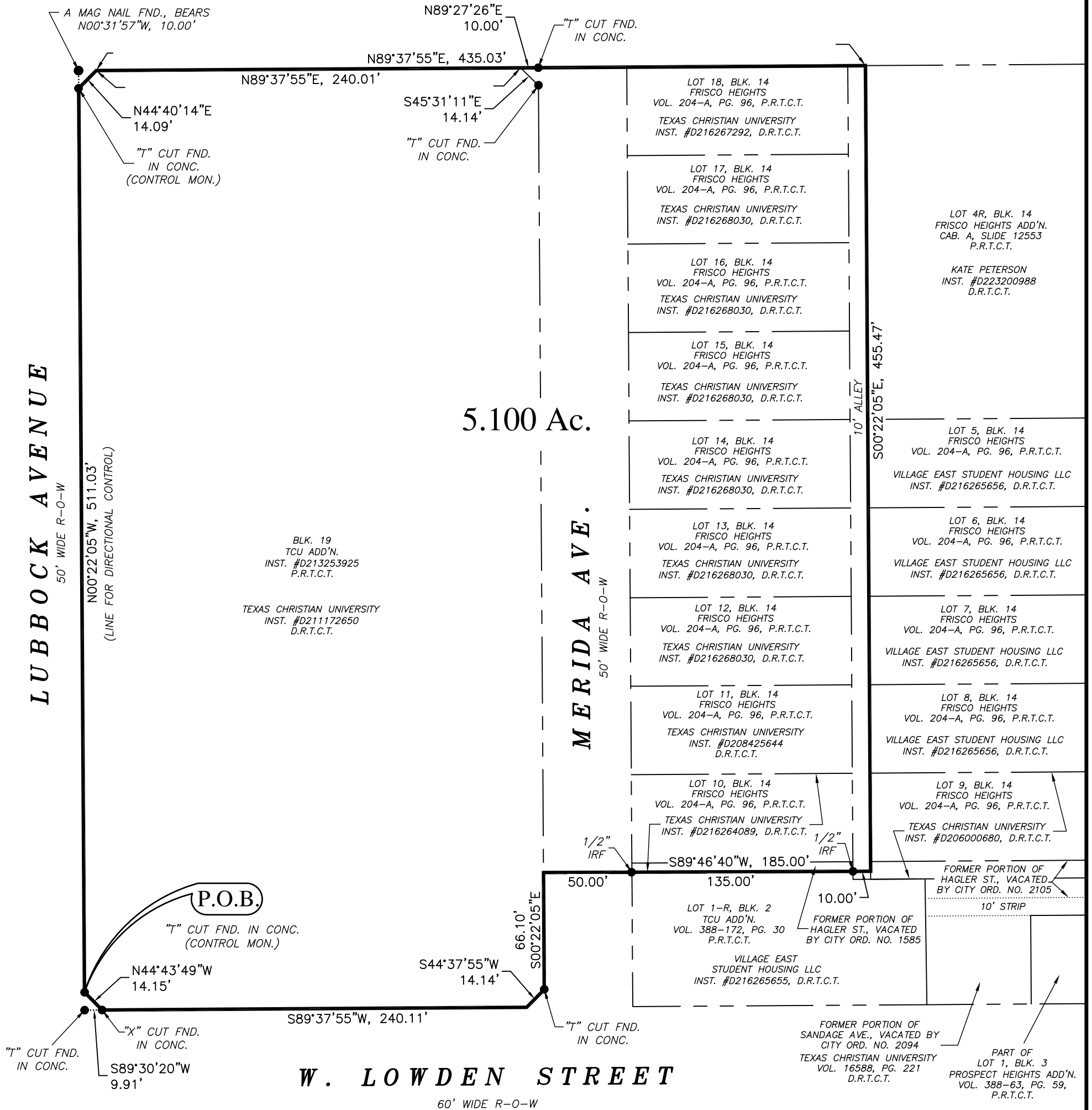
Date : August 27, 2024



SCALE 1"=60'

W. CANTEY STREET

60' WIDE R-O-W



5.100 Ac.

LUBBOCK AVENUE

MERIDA AVE.

W. LOWDEN STREET

ZONING EXHIBIT

5.100 ACRES OF LAND

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SHEET 1 OF 2

ZONING DESCRIPTION

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THENCE N 89°37'55" E, along the north line of said Block 19, TCU Addition, and along the south R-O-W line of said W. Cantey Street, at a distance of 240.01 feet passing the most northerly northeast corner of said Block 19, TCU Addition, also being the intersection of the south R-O-W line of said W. Cantey Street, with the west R-O-W line of said Merida Avenue, from which a "T" found cut in concrete, bears N 89°27'26" E, a distance of 10.00 feet, and from which a "T" found cut in concrete at the most easterly northeast corner of said Block 19, TCU Addition, also being in the west R-O-W line of said Merida Avenue, bears S 45°31'11" E, a distance of 14.14 feet; and continuing along the south R-O-W line of said W. Cantey Street, passing over and across said Merida Avenue, also passing along the north line of said Lot 18, Block 14, Frisco Heights and the north end of said 10' wide alley, in all a distance of 435.03 feet to the northeast corner of said 10' wide alley, also being the northwest corner of said Lot 4R, Block 14, Frisco Heights Addition;

THENCE S 00°22'05" E, along the east line of said 10' wide alley, passing along the west line of said Lot 4R, Block 14, Frisco Heights Addition, the west line of said Lots 5, thru 9, Block 14, Frisco Heights, and a portion of the west line of former Hagler Avenue, vacated by the City of Fort Worth by City Ordinance No. 2105, a distance of 455.47 feet;

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ZONING EXHIBIT

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JOB No. RMA 24185

SHEET 2 OF 2

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