



# NEIGHBORHOOD GROUP NOTICES

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

You may:

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

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

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

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

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

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

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

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

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

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

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

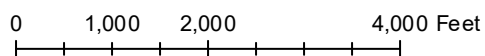
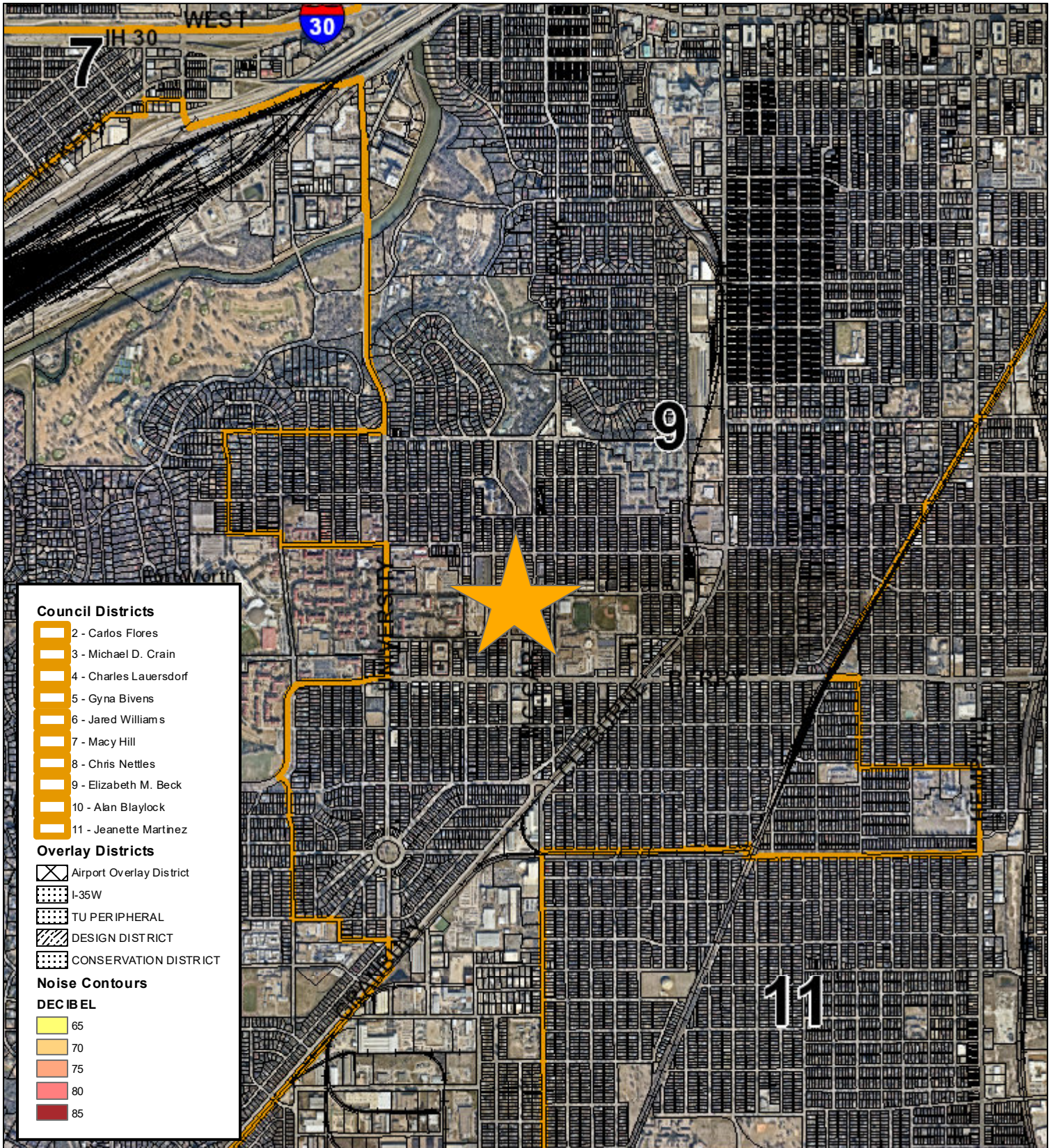
## Aerial Photo Map



0 162.5 325 650 Feet



### Area Map





### Future Land Use



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.







# 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): 2825, 2829, 2833 & 2839 Sandage Ave; 2800,2816 2824 2826 McCart Ave; 2600 W Lowden; 2832 Sandage Ave

Total Rezoning Acreage: 2.328 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? Remainder of Lots 1-7, Block 15 Frisco Heights; Lot 9-R Block 15 Frisco Heights; Lot 1-R Blk 3, Prospect Heights Addition; Lots 10-A, 11-B & 12, Blk 15, Prospect Heights Addition, Lot 9, Blk 14 Frisco Heights; Remainder Lot 1, Blk 3 Prospect Heights Addition; 10' wide alley, a 10' strip per plat of Prospect Heights, and a portion of former Haglar Street  
 YES - PLATTED  
Subdivision, Block, and Lot (list all): \_\_\_\_\_

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: 2.328 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 is used for parking and student housing.

The property will be developed with new student housing.

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:

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

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

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

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

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

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

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

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

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

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

**ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

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

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

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

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

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

**SIGN INSTALLATION AUTHORIZATION**

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

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

Owner's Name (Printed): 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:

Remainder of Lots 1-7, Block 15 Frisco Heights; Lot 9-R Block 15 Frisco Heights; (CERTIFIED LEGAL DESCRIPTION)  
Lot 1-R Blk 3, Prospect Heights Addition; Lots 10A, 11-B & 12, Blk 15, Prospect Heights Addition,  
Lot 9, Blk 14 Frisco Heights; Remainder Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000  
a 10' strip per plat of Prospect Heights, a portion of former Haglar Street

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.

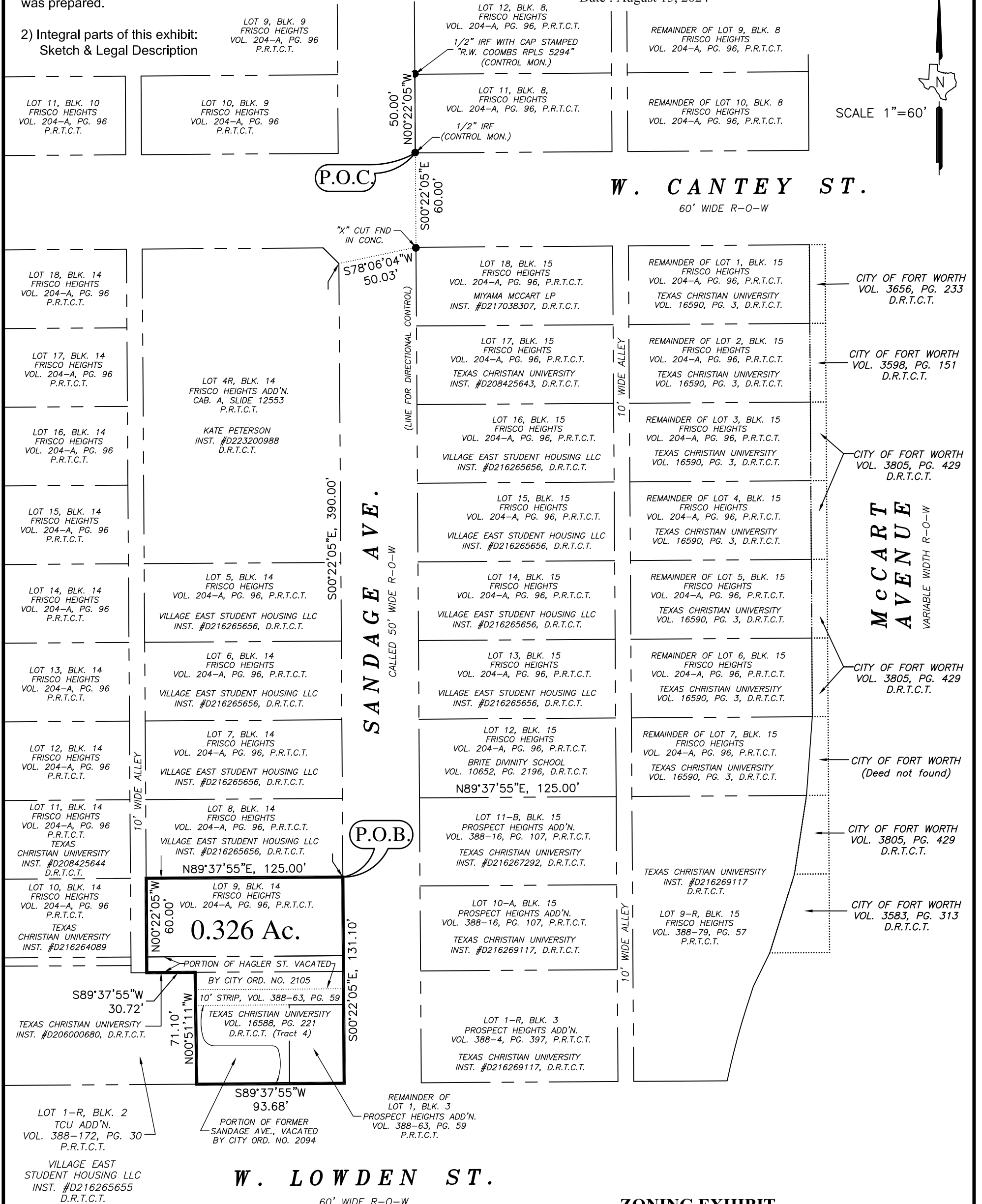
**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT - RELEASE DATE August 15, 2024**

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

Date : August 15, 2024



SCALE 1"=60'



**W. LOWDEN ST.**  
60' WIDE R-O-W

**ZONING EXHIBIT**

**0.326 ACRES OF LAND**

Being all of Lot 9, Block 14, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing the remainder of Lot 1, Block 3, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-63, Page 59, P.R.T.C.T., a portion of former Hagler Street, vacated and closed by Ordinance No. 2105, a portion of former Sandage Avenue, vacated and closed by Ordinance No. 2094, and a 10' strip per the plat of said Prospect Heights (Vol. 388-63, Pg. 59).



**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** 0.326 of an acre of land, containing all of Lot 9, Block 14, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing the remainder of Lot 1, Block 3, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-63, Page 59, P.R.T.C.T., a portion of former Hagler Street, vacated and closed by Ordinance No. 2105, a portion of former Sandage Avenue, vacated and closed by Ordinance No. 2094, and a 10' strip per the plat of said Prospect Heights (Vol. 388-63, Pg. 59), also being all of that certain tract of land conveyed to Texas Christian University, according to the deed filed in Instrument #D206000680, and all of that certain tract of land described in Tract 4, as conveyed to Texas Christian University, according to the deed filed in Volume 16588, Page 221, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the southwest corner of Lot 11, Block 8, of said Frisco Heights, also being the intersection of the east R-O-W line of Sandage Avenue (called 50' in width), with the north R-O-W line of W. Cantey Street (60' in width), from which a 1/2 inch iron with cap stamped "R.W. Coombs RPLS 5294", found at the northwest corner of said Lot 11, also being the southwest corner of Lot 12, of said Block 8, Frisco Heights, and being in the east R-O-W line of said Sandage Avenue, bears N 00°22'05" W, a distance of 50.00 feet;

**THENCE** S 00°22'05" E, passing over and across said W. Cantey Street, a distance of 60.00 feet to an "X" cut found in concrete at the northwest corner of Lot 18, Block 15, of said Frisco Heights (Vol. 204-A, Pg. 96), also being the intersection of the east R-O-W line of said Sandage Avenue, with the south R-O-W line of said W. Cantey Street;

**THENCE** S 78°06'04" W, passing over and across said Sandage Avenue, a distance of 50.03 feet to the most easterly northeast corner 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., also being in the west R-O-W line of said Sandage Avenue;

**THENCE** S 00°22'05" E, along the west R-O-W line of said Sandage Avenue, and along the east line of said Lot 4R, Block 14, Frisco Heights, also passing along the east line of Lots 5 thru Lot 8, of said Block 14, Frisco Heights (Vol. 204-A, Pg. 96), a distance of 390.00 feet to the southeast corner of said Lot 8, Block 14, Frisco Heights, also being the northeast corner of Lot 9, Block 14, of said Frisco Heights (Vol. 204-A, Pg. 96) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 00°22'05" E, continuing along the west R-O-W line of said Sandage Avenue, along the east line of said Lot 9, Block 14, Frisco Heights, also passing along the east line of said TCU tract (Inst. #D206000680), an east line of former Hagler Street, vacated and closed by Ordinance No. 2105, the east line of a 10' strip in said Block 3, Prospect Heights Addition (Vol. 388-63, Pg. 59), the remainder of said Lot 1, Block 3, Prospect Heights Addition (Vol. 388-63, Pg. 59), and the east line of said Tract 4 of TCU tract (Vol. 16588, Pg. 221), a distance of 131.10 feet to the southeast corner of said TCU tract (Vol. 16588, Pg. 221), the southeast corner of the remainder of said Lot 1, Block 3, Prospect Heights Addition, and being the intersection of the west R-O-W line of said Sandage Avenue, with the north R-O-W line of W. Lowden Street (60' in width);

**THENCE** S 89°37'55" W, along the north R-O-W line of said W. Lowden Street, and along the south line of the remainder of said Lot 1, Block 3, Prospect Heights Addition, also passing along the south line of said Tract 4 of TCU (Vol. 16588, Pg. 221), and the south line of said portion former Sandage Avenue, vacated and closed by Ordinance No. 2094, a distance of 93.68 feet to the southwest corner of said Tract 4 of TCU (Vol. 16588, Pg. 221), also being the southwest corner of said portion former Sandage Avenue, vacated and closed by Ordinance No. 2094, and being the southeast corner 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.;

**THENCE** N 00°51'11" W, along the west line of said Tract 4 of TCU (Vol. 16588, Pg. 221), and along the east line of said Lot 1-R, Block 2, TCU Addition, also passing along the west line of said portion former Sandage Avenue, vacated and closed by Ordinance No. 2094, the west line of said 10' strip per the plat of said Prospect Heights (Vol. 388-63, Pg. 59), and along a west line of the remainder of said portion of former Hagler Street, vacated and closed by Ordinance No. 2105, a distance of 71.10 feet to the northwest corner of said Tract 4 of TCU (Vol. 16588, Pg. 221), also being the northeast corner of said Lot 1-R, Block 2, TCU Addition, and being in the south line of said TCU tract (#D206000680);

**THENCE** S 89°37'55" W, along a south line of said former Hagler Street, vacated and closed by Ordinance No. 2105, the south line of said TCU tract (#D206000680), and along the north line of said Lot 1-R, Block 2, TCU Addition, a distance of 30.72 feet to the southwest corner of said TCU tract (#D206000680), also being a southwest corner of said former Hagler Street, vacated and closed by Ordinance No. 2105, and being the southeast corner of a 10' wide alley;

**THENCE** N 00°22'05" W, along the east line of said 10' wide alley, and along the west line of said TCU tract (#D206000680), also passing along a west line of said former Hagler Street, vacated and closed by Ordinance No. 2105, and passing along the west line of said Lot 9, Block 14, Frisco Heights, a distance of 60.00 feet to the northwest corner of said Lot 9, also being the southwest corner of said Lot 8, Block 14, Frisco Heights (Vol. 204-A, Pg. 96), and the northwest corner of said TCU tract (#D206000680);

**THENCE** N 89°37'55" E, along the north line of said Lot 9, the north line of said TCU tract (#D206000680), and along the south line of said Lot 8, Block 14, Frisco Heights, a distance of 125.00 feet to the **POINT OF BEGINNING** and containing 14,182 square feet or 0.326 of an acre 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.



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## ZONING EXHIBIT

### 0.326 ACRES OF LAND

Being all of Lot 9, Block 14, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing the remainder of Lot 1, Block 3, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-63, Page 59, P.R.T.C.T., a portion of former Hagler Street, vacated and closed by Ordinance No. 2105, a portion of former Sandage Avenue, vacated and closed by Ordinance No. 2094, and a 10' strip per the plat of said Prospect Heights (Vol. 388-63, Pg. 59).

**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.

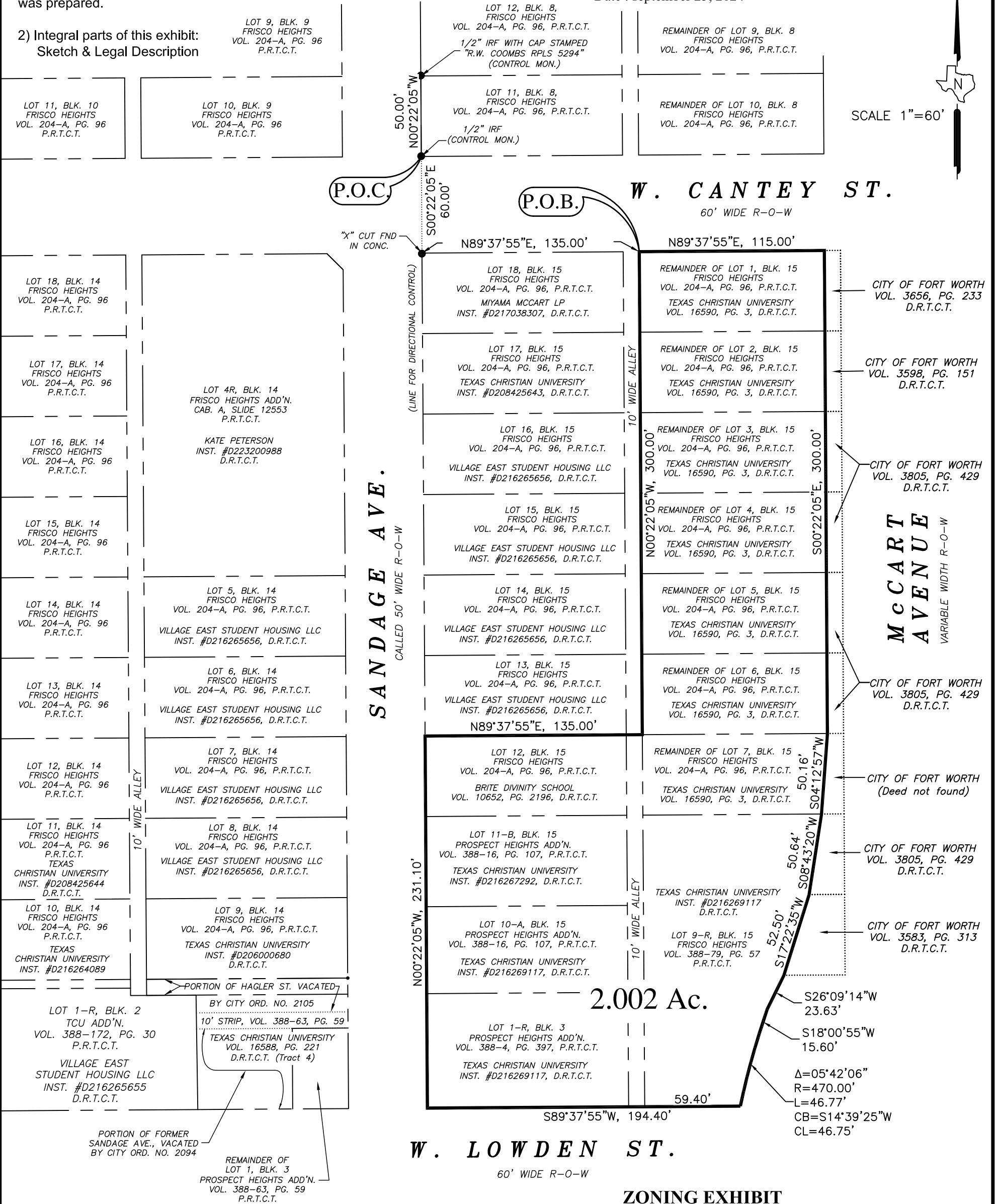
2) Integral parts of this exhibit:  
Sketch & Legal Description

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 SEPTEMBER 25, 2024**

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

Date : september 25, 2024



**W. LOWDEN ST.**  
60' WIDE R-O-W

**ZONING EXHIBIT  
2.002 ACRES OF LAND**

Being the remainder of Lots 1 thru 7, and Lot 12, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, Plat Records of Tarrant County, Texas, as filed in Volume 204-A, Page 96, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lot 9-R, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-79, Page 57, P.R.T.C.T., also containing all of Lot 1-R, Block 3, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-4, Page 397, P.R.T.C.T., and also containing all of Lots 10-A and 11-B, Block 15, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-16, Page 107, P.R.T.C.T., also containing all of the 10' wide alley between the west line of said Lot 9-R, Block 15, Frisco Heights, and the east line of said Lot 1-R, Block 3, Prospect Heights Addition, and said 10-A and 11-B, Block 15, Prospect Heights Addition.



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JOB No. RMA 24185

SHEET 1 OF 2

## ZONING DESCRIPTION

**BEING** 2.002 acres of land, containing the remainder of Lots 1 thru 7, and Lot 12, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lot 9-R, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-79, Page 57, P.R.T.C.T., also containing all of Lot 1-R, Block 3, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-4, Page 397, P.R.T.C.T., also containing all of Lots 10-A and 11-B, Block 15, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-16, Page 107, P.R.T.C.T., also containing all of the 10' wide alley between the west line of said Lot 9-R, Block 15, Frisco Heights, and the east line of said Lot 1-R, Block 3, Prospect Heights Addition, and said 10-A and 11-B, Block 15, Prospect Heights Addition, and also containing all of the tracts of land conveyed to Texas Christian University, according to the deeds filed in Volume 16590, Page 3, and Instrument No.'s #D216269117 and D216267292, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the southwest corner of Lot 11, Block 8, of said Frisco Heights (Vol. 204-A, Pg. 96), also being the intersection of the east R-O-W line of Sandage Avenue (called 50' in width), with the north R-O-W line of W. Cantey Street (60' in width), from which a 1/2 inch iron with cap stamped "R.W. Coombs RPLS 5294", found at the northwest corner of said Lot 11, also being the southwest corner of Lot 12, of said Block 8, Frisco Heights, and being in the east R-O-W line of said Sandage Avenue, bears N 00°22'05" W, a distance of 50.00 feet;

**THENCE** S 00°22'05" E, passing over and across said W. Cantey Street, a distance of 60.00 feet to an "X" cut found in concrete at the northwest corner of Lot 18, of said Block 15, Frisco Heights, also being the intersection of the east R-O-W line of said Sandage Avenue, with the south R-O-W line of said W. Cantey Street;

**THENCE** N 89°37'55" E, along the south R-O-W line of said W. Cantey Street, and along the north line of said Lot 18, Block 15, Frisco Heights, also passing over and across a 10' wide alley, a distance of 135.00 feet to the northwest corner of said Lot 1, Block 15, Frisco Heights, also being the intersection of the east line of said alley, with the south R-O-W line of W. Cantey Street, and also being the northwest corner of said Texas Christian University tract (Vol. 16590, Pg. 3) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** N 89°37'55" E, continuing along the south R-O-W line of said W. Cantey Street, and along the north line of said Lot 1, Block 15, Frisco Heights, also passing along the north line of said Texas Christian University tract (Vol. 16590, Pg. 3), a distance of 115.00 feet to the northwest corner of a tract of land conveyed to the City of Fort Worth, as filed in Volume 3656, Page 233, D.R.T.C.T., also being the northeast corner of said Texas Christian University tract (Vol. 16590, Pg. 3), and being the intersection of the south R-O-W line of said W. Cantey Street, with the west R-O-W line of McCart Avenue (variable width);

**THENCE** S 00°22'05" E, passing over and across said Lots 1 thru 6, Block 15, Frisco Heights, and along the west R-O-W line of said McCart Avenue, and along the east line of said Texas Christian University tract (Vol. 16590, Pg. 3), also passing along the west line of the following tracts of land conveyed to the City of Fort Worth, as filed in said Volume 3656, Page 233, Volume 3598, Page 151, and Volume 3805, Page 429, D.R.T.C.T., a distance of 300.00 feet to the south line of said Lot 6, also being in the north line of Lot 7, Block 15, Frisco Heights;

**THENCE** S 04°12'57" W, continuing along the east line of said Texas Christian University tract (Vol. 16590, Pg. 3), passing over and across said Lot 7, Block 15, Frisco Heights, and continuing along the west R-O-W line of said McCart Avenue, also passing along the west line of a tract of land conveyed to the City of Fort Worth, (no deed found), a distance of 50.16 feet to the south line of said Lot 7, Block 15, Frisco Heights, also being the southeast corner of said Texas Christian University tract (Vol. 16590, Pg. 3), and also being in the north line of said Lot 9-R, Block 15, Frisco Heights;

**THENCE** along the east line of said Lot 9-R, Block 15, Frisco Heights, and along the west R-O-W line of said McCart Avenue, the following courses and distances;

S 08°43'20" W, passing along the west line of tract of land conveyed to the City of Fort Worth, as filed in said Volume 3805, Page 429, D.R.T.C.T., a distance of 50.64 feet;

S 17°22'35" W, passing along the west line of tract of land conveyed to the City of Fort Worth, as filed in said Volume 3583, Page 313, D.R.T.C.T., a distance of 52.50 feet;

S 26°09'14" W, a distance of 23.63 feet;

S 18°00'55" W, a distance of 15.60 feet to the beginning of a curve to the left whose radius is 470.00 feet, and whose long chord bears S 14°39'25" W, a distance of 46.75 feet;

Along said curve in a southwesterly direction, through a central angle of 05°42'06", an arc length of 46.77 feet to the end of said curve, also being the southeast corner of said Lot 9-R, Block 15, Frisco Heights, and being the intersection of the west R-O-W line of said McCart 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 Lot 9-R, Block 15, Frisco Heights, and along the north R-O-W line of W. Lowden Street, also passing along the south line of said 10' wide alley, and along the south line of said Lot 1-R, Block 3, Prospect Heights Addition, a distance of 194.40 feet to the southwest corner of said Lot 1-R, Block 3, Prospect Heights Addition, also being the intersection of the north R-O-W line of said W. Lowden Street, with the east R-O-W line of Sandage Avenue (called 50' in width)

**THENCE** N 00°22'05" W, along the east R-O-W line of said Sandage Avenue, and along the west line of said Lot 1-R, Block 3, Prospect Heights Addition, also passing along the west line of said Lots 10-A and 11-B, Block 15, Prospect Heights Addition, and said Lot 12, Block 15, Frisco Heights, a distance of 231.10 feet to the northwest corner of said Lot 12, Block 15, Frisco Heights, also being the southwest corner of Lot 13, of said Block 15, Frisco Heights (Vol. 204-A, Pg. 96);

**THENCE** N 89°37'55" E, along the north line of said Lot 12, and the south line of said Lot 13, Block 15, Frisco Heights, passing over and across said 10' wide alley, a distance of 135.00 feet to the east line of said 10' wide alley, also being the northwest corner of said Lot 7, Block 15, Frisco Heights, also being the southwest corner of said Lot 6, Block 15, Frisco Heights;

**THENCE** N 00°22'05" W, along the west line of said Lots 6 thru 1, Block 15, Frisco Heights, and along the east line of said 10' wide alley, a distance of 350.00 feet to the **POINT OF BEGINNING** and containing 87,208 square feet or 2.002 acres of land.

## ZONING EXHIBIT

### 2.002 ACRES OF LAND

Being the remainder of Lots 1 thru 7, and Lot 12, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, Plat Records of Tarrant County, Texas (P.R.T.C.T.), also containing all of Lot 9-R, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-79, Page 57, P.R.T.C.T., also containing all of Lot 1-R, Block 3, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-4, Page 397, P.R.T.C.T., and also containing all of Lots 10-A and 11-B, Block 15, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-16, Page 107, P.R.T.C.T., also containing all of the 10' wide alley between the west line of said Lot 9-R, Block 15, Frisco Heights, and the east line of said Lot 1-R, Block 3, Prospect Heights Addition, and said 10-A and 11-B, Block 15, Prospect Heights Addition.

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.



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