



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:	

Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

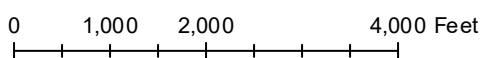
Overlay Districts

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

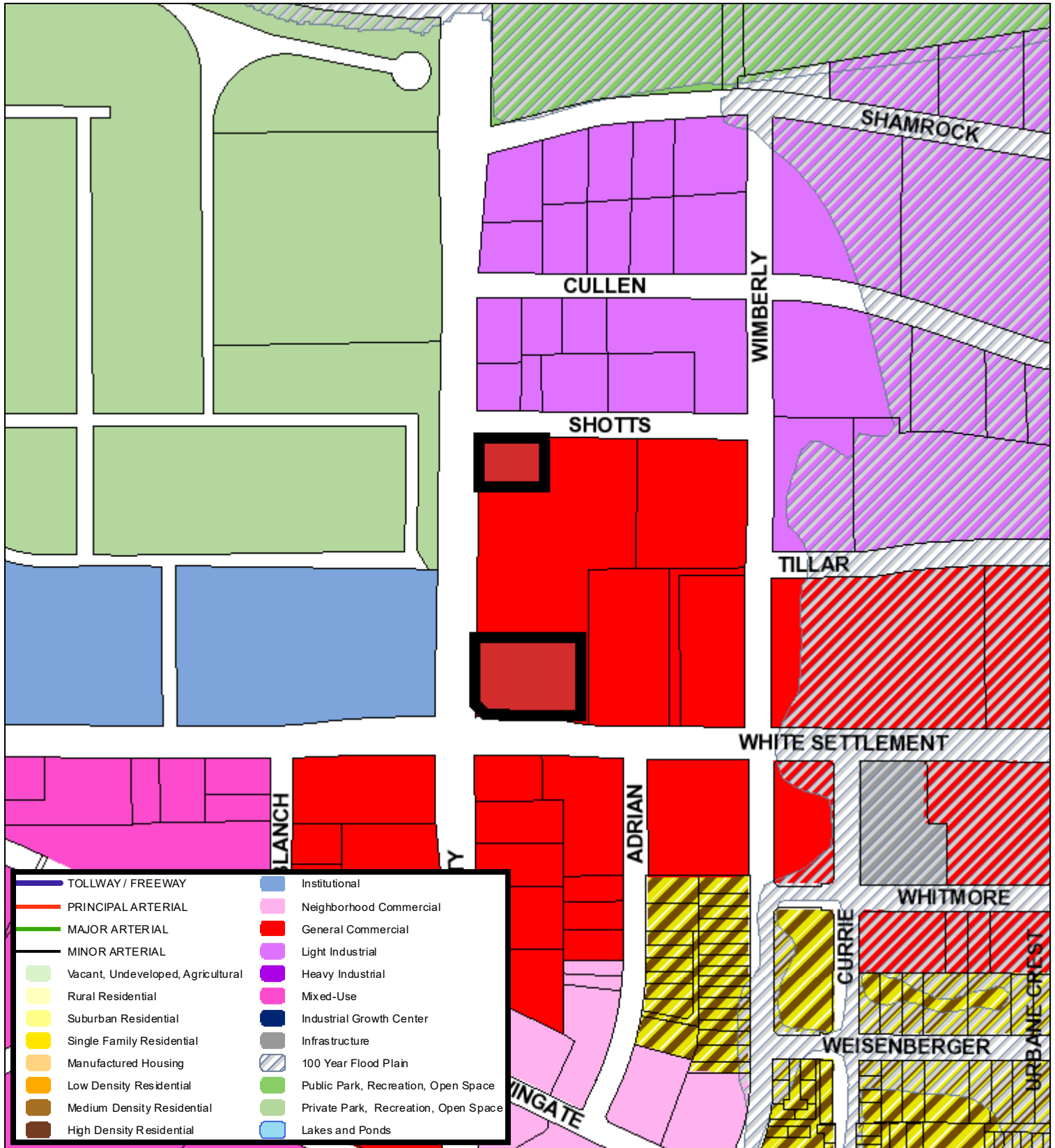
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



300 150 0 300 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.



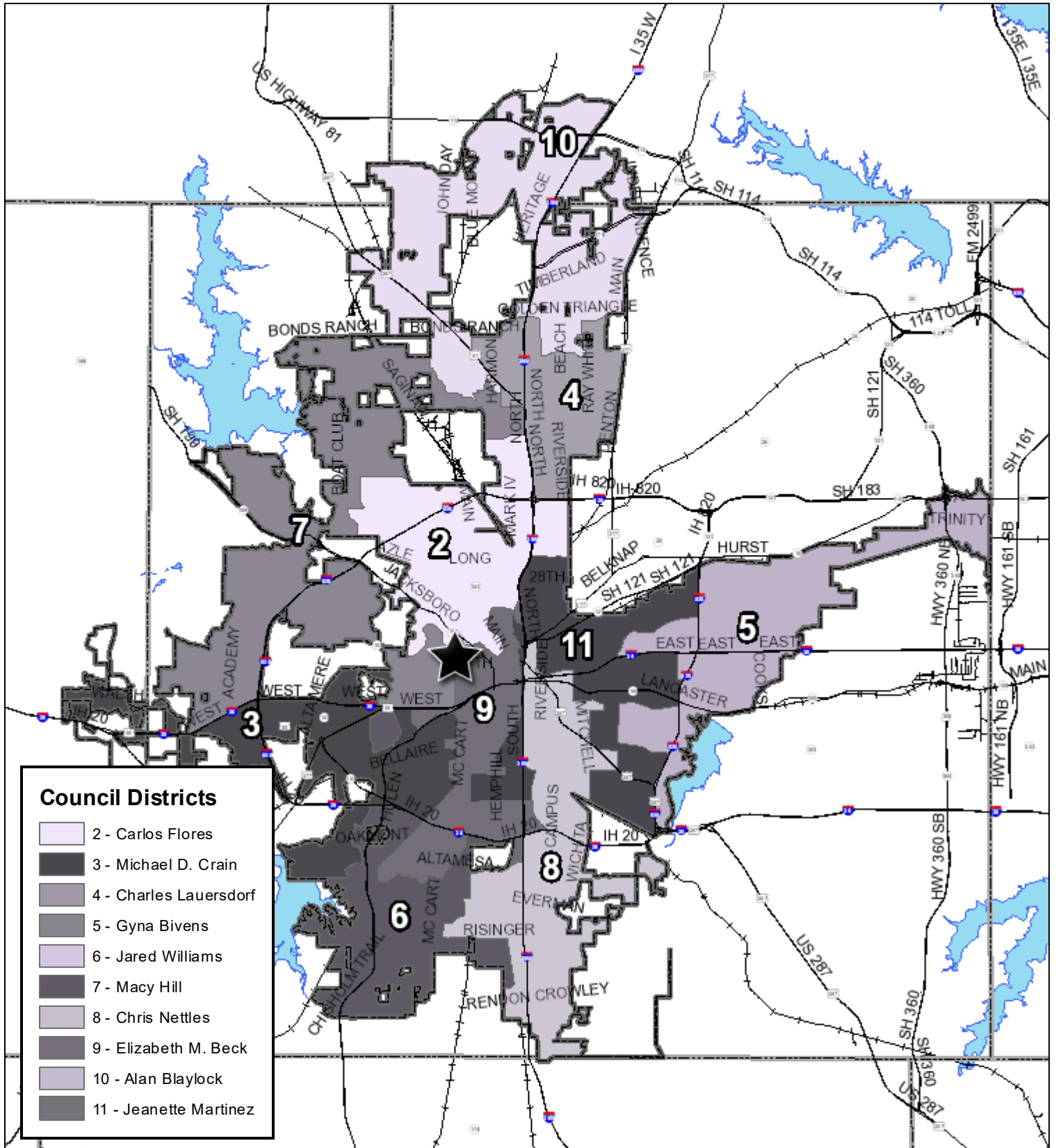
Aerial Photo Map



0 195 390 780 Feet

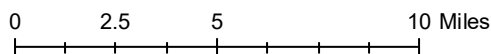


Location Map



Council Districts

-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauersdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Jeanette Martinez





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER FW Westside RE Investors, LLC

Mailing Address 1722 Routh St., Suite 830 City, State, Zip Dallas, Texas 75201

Phone (214) 443-1920 Email carl@larkspurcap.com

APPLICANT Ray Oujesky, Kelly Hart & Hallman LLP

Mailing Address 201 Main Street, Suite 2500 City, State, Zip Fort Worth, Texas 76102

Phone (817) 878-3556 Email ray.oujesky@kellyhart.com

AGENT / OTHER CONTACT Shafer Smartt

Mailing Address 1722 Routh St., Suite 830 City, State, Zip Dallas, Texas 75201

Phone (214) 632-8058 Email schafer@larkspurcap.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): 222 N. University Dr. and portion of 100 N. University Dr., Fort Worth, Texas 76107

Total Rezoning Acreage: 1.3781 I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

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

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

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO - NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 1.3781 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): J Proposed Zoning District(s): MU-2
 Current Use of Property: Auxiliary storage by Amon Carter Museum and undeveloped
 Proposed Use of Property: Residential and commercial mixed-use

For Planned Development (PD) Requests Only

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

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

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

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

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

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

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



DETAILED PROJECT DESCRIPTION

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

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

The subject properties are being added to the existing adjacent MU-2 zoned property to allow for residential and commercial mixed-use development across the properties previously zoned in ZC-24-032.

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 1/2 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.

FW Westside RE Investors, LLC


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

Owner's Name (Printed): Carl B. Anderson IV


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) Ray Oujesky, Kelly Hart & Hallman LLP 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: Being 1.3781 acres of land in the Richard Crowley Survey, Abstract No. 313, City of Fort Worth, Tarrant County Texas, said tract being part of Lot 4, Block B, and a part of Lot 6, Block 1-R, (CERTIFIED LEGAL DESCRIPTION) Bailey's Industrial Addition, Tarrant County, Texas.

FW Westside RE Investors, LLC

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

Carl B. Anderson IV
Owner's Name (Printed)


Applicant or Agent's Signature
Ray Oujesky
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.

ZONING DESCRIPTION

BEING a 0.3894 acre (16,964 square foot) tract of land situated in the Richard Crowley Survey, Abstract No. 313, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 4, Block B, Bailey's Industrial Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-M, Page 55 of the Plat Records of Tarrant County, Texas; said tract also being all of that tract of land described in General Warranty Deed to Amon Carter Museum of Western Art recorded in Volume 12261, Page 2077 of the Deed Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a point at the intersection of the east right-of-way line of University Drive (a variable width right-of-way) and the south right-of-way line of Schotts Street (a 60-foot wide right-of-way);

THENCE South 89°45'20" East, along the said south line of Schotts Street, a distance of 150.04 feet to a 1/2-inch iron rod found for corner;

THENCE South 00°07'47" West, departing the said south line of Schotts Street and along the east line of said Lot 4, a distance of 113.10 feet to a point for corner;

THENCE North 89°44'13" West, departing the said east line of Lot 4, a distance of 150.00 feet to a point for corner in the said east line of University Drive;

THENCE North 00°06'25" East, along the said east line of University Drive, a distance of 113.05 feet to the **POINT OF BEGINNING** and containing 16,964 square feet or 0.3894 acres of land, more or less.

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.


Michael C. Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
michael.billingsley@kimley-horn.com



OFFICER'S CERTIFICATE

The undersigned, Schafer Smartt, in his capacity as a duly authorized officer of FW Westside RE Investors, LLC, a Delaware limited liability company (the "Company"), does hereby certify the following:

The person named below is an officer of the Company and the signature at the right of said name, respectively, is the genuine signature of said person and that the person listed below is an authorized signatory on behalf of the Company. The officer has the authority and duties that are commonly and customarily associated with the office in a corporation formed under the Delaware General Corporation Law, including, without limitation, executing any and all documents related to zoning changes with respect to real estate owned by the Company. In addition, the officer shall have such authority and perform such duties as may delegate to such officer.

<u>NAME</u>	<u>OFFICE</u>	<u>SIGNATURE</u>
Carl B. Anderson IV	Vice President	

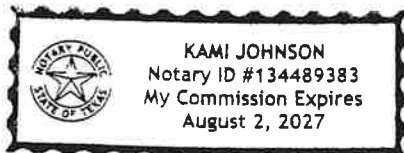
IN WITNESS WHEREOF, the undersigned has hereunto set his hand as of the 22nd day of March, 2024.


Schafer Smartt, Assistant Secretary of
FW Westside RE Investors, LLC

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

On this 22nd day of March, 2024, before me personally appeared Schafer Smartt, to me known to be the individual executing the foregoing instrument in the capacity therein indicated, who acknowledged that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained and in the capacity therein indicated as his own free act and deed.




Notary Public, State of Texas

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

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

397522

SPECIAL WARRANTY DEED

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS THAT:

COUNTY OF TARRANT

§

§

AMON CARTER MUSEUM OF WESTERN ART, a Texas non-profit corporation ("*Grantor*"), for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY unto **FW WESTSIDE RE INVESTORS, LLC**, a Delaware limited liability company ("*Grantee*"), whose mailing address is 201 Main Street, Suite 3100, Fort Worth, Texas 76102, the real property described in Exhibit A attached hereto, together with any and all improvements located thereon, and all rights, tenements, privileges, easements, appurtenances, and hereditaments benefiting such real property, including without limitation, all right, title, and interest of Grantor with respect to water, caliche and gravel (collectively, the "*Property*").

THIS CONVEYANCE IS MADE SUBJECT TO, AND THERE IS EXCEPTED THEREFROM, mineral, royalty, and other interests heretofore reserved or conveyed to others and Grantor hereby excepts and reserves to themselves, their heirs and assigns, in addition to such existing burdens, all of the remaining undivided interest in and to the oil, gas, and other minerals in and under the Property (and any royalties related thereto), together with the exclusive right to grant subsurface lateral easements for the purpose of facilitating horizontal, deviated, or directional drilling, whether for the benefit of Grantor or other third party mineral owners; provided Grantor shall not, and to the extent Grantor has any control, shall not permit any third party, to impair the subjacent support of the Property and any improvements now or hereafter situated on the Property in any manner that could reasonably be anticipated to interfere with the surface of the Property or any improvements now or hereafter situated thereon.

Grantor does hereby waive its rights to conduct surface operations with respect to the oil, gas, mineral, and hydrocarbon rights Grantor is reserving hereunder (the "*Mineral Rights*"), including without limitation, using the surface of the Property in exploring for, testing for, drilling for, extracting, producing, taking, processing, storing, or otherwise developing Mineral Rights of any kind or nature, and/or minerals of any kind or nature. Grantor agrees that neither it nor its agents, contractors, lessees (including, without limitation, Dale Resources, L.L.C., and its successors or assigns), sublessees, invitees, licensees, successors, or assigns shall (and Grantor hereby waives any rights it has to) use, enter upon, occupy, drill wells on, or place or construct any buildings, facilities, structures, improvements, equipment, machinery, or other property on any portion of the surface of the Property.

Notwithstanding the foregoing, nothing herein shall be construed as waiving, releasing, or relinquishing (i) Grantor's right to extract, produce, take, or otherwise develop oil, gas, and/or hydrocarbons of any kind or nature on or from the Property without using the surface of the Property, or (ii) the right of Grantor to pool its oil, gas, and hydrocarbon interests with lands adjoining the Property in accordance with the laws and regulations of the State of Texas and to the extent permitted by all applicable governing laws; provided any such directional and horizontal drilling and related activities shall be performed at least five hundred fifty (550) feet below the surface of the Property using methods that will not interfere with Grantee's ability to use the surface of the Property.

The restrictions, rights, and obligations contained herein shall be binding upon and inure to the benefit of the undersigned, their respective heirs, successor, and assigns, including any and all assignees of Grantor's interest in the mineral estate and Mineral Rights.

This conveyance is made and accepted subject to the Mineral Rights reservation as set forth above and those matters set forth in Exhibit B attached hereto, but only to the extent that the same are validly existing and affect the Property (the "*Permitted Exceptions*").

TO HAVE AND TO HOLD the Property, subject to the Minerals Right reservation and the Permitted Exceptions, unto Grantee and its successors and assigns forever; and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its heirs, legal representatives, successors, and assigns to warrant and forever defend the Property unto Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of the date set forth below.

Date: July 2, 2024

GRANTOR:

AMON CARTER MUSEUM OF WESTERN ART,
a Texas non-profit corporation

By: *Scott Wilcox*
Scott Wilcox, Chief Operating Officer

STATE OF TEXAS

COUNTY OF Tarrant

§
§
§

This instrument was acknowledged before me on July 2nd, 2024, by Scott Wilcox, Chief Operating Officer of AMON CARTER MUSEUM OF WESTERN ART, a Texas non-profit corporation, on behalf of said non-profit corporation.

S. Ehresman
Notary Public, State of Texas

[SEAL]

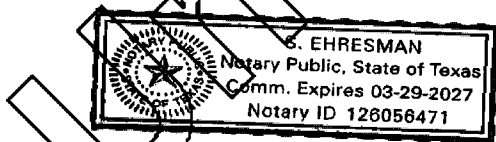


Exhibit A
Legal Description

BEING a 0.3894 acre (16,964 square foot) tract of land situated in the Richard Crowley Survey, Abstract No. 313, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 4, Block B, Bailey's Industrial Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-M, Page 55 of the Plat Records of Tarrant County, Texas; said tract also being all of that tract of land described in General Warranty Deed to Amon Carter Museum of Western Art recorded in Volume 12261, Page 2077 of the Deed Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a point at the intersection of the east right-of-way line of University Drive (a variable width right-of-way) and the south right-of-way line of Schotts Street (a 60-foot wide right-of-way);

THENCE South 89°45'20" East, along the said south line of Schotts Street, a distance of 150.04 feet to a 1/2-inch iron rod found for corner;

THENCE South 00°07'47" West, departing the said south line of Schotts Street and along the east line of said Lot 4, a distance of 113.10 feet to a point for corner;

THENCE North 89°44'13" West, departing the said east line of Lot 4, a distance of 150.00 feet to a point for corner in the said east line of University Drive;

THENCE North 00°06'25" East, along the said east line of University Drive, a distance of 113.05 feet to the POINT OF BEGINNING and containing 16,964 square feet or 0.3894 acres of land, more or less.

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Restrictive covenants described in instrument recorded in Volume 388-B, Page 253, Real Property Records, Tarrant County, Texas.
2. The following easements and/or building lines, as shown on plat recorded in Volume 388-M, Page 55, Real Property Records, Tarrant County, Texas, as shown on the ALTA/NSPS survey of the Property prepared by Michael C. Billingsley of Kimley Horn, RPLS No. 6558, last revised June 24, 2024, Project No. 061337000:

 25' Building line.
3. Terms, provisions, and conditions of Boundary Line Agreement by and between Michael Ball, as Nominee for the Amon Carter Museum and/or the Amon Carter Foundation and the Fort Worth Independent School District, filed 02/15/1996, recorded in Volume 12262, Page 1651, Real Property Records, Tarrant County, Texas, as shown on the ALTA/NSPS survey of the Property prepared by Michael C. Billingsley of Kimley Horn, RPLS No. 6558, last revised June 24, 2024, Project No. 061337000.
4. Mineral lease together with all rights, privileges and immunities incident thereto, by and between Amon Carter Museum of Western Art (lessor) and Dale Resources, L.L.C., described in instrument filed 08/29/2006, recorded in D206268304, Real Property Records, Tarrant County, Texas.