



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.

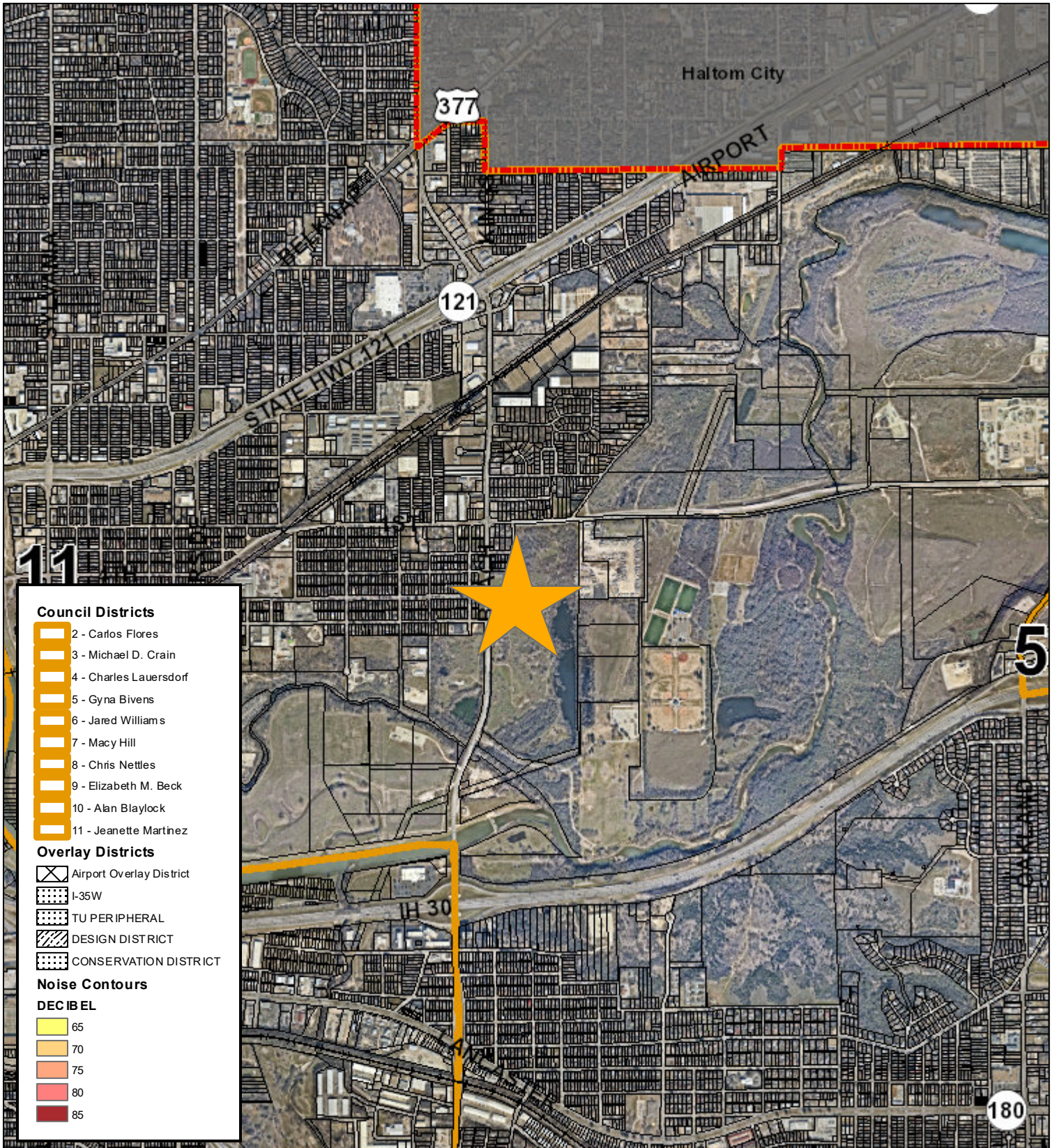
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

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.

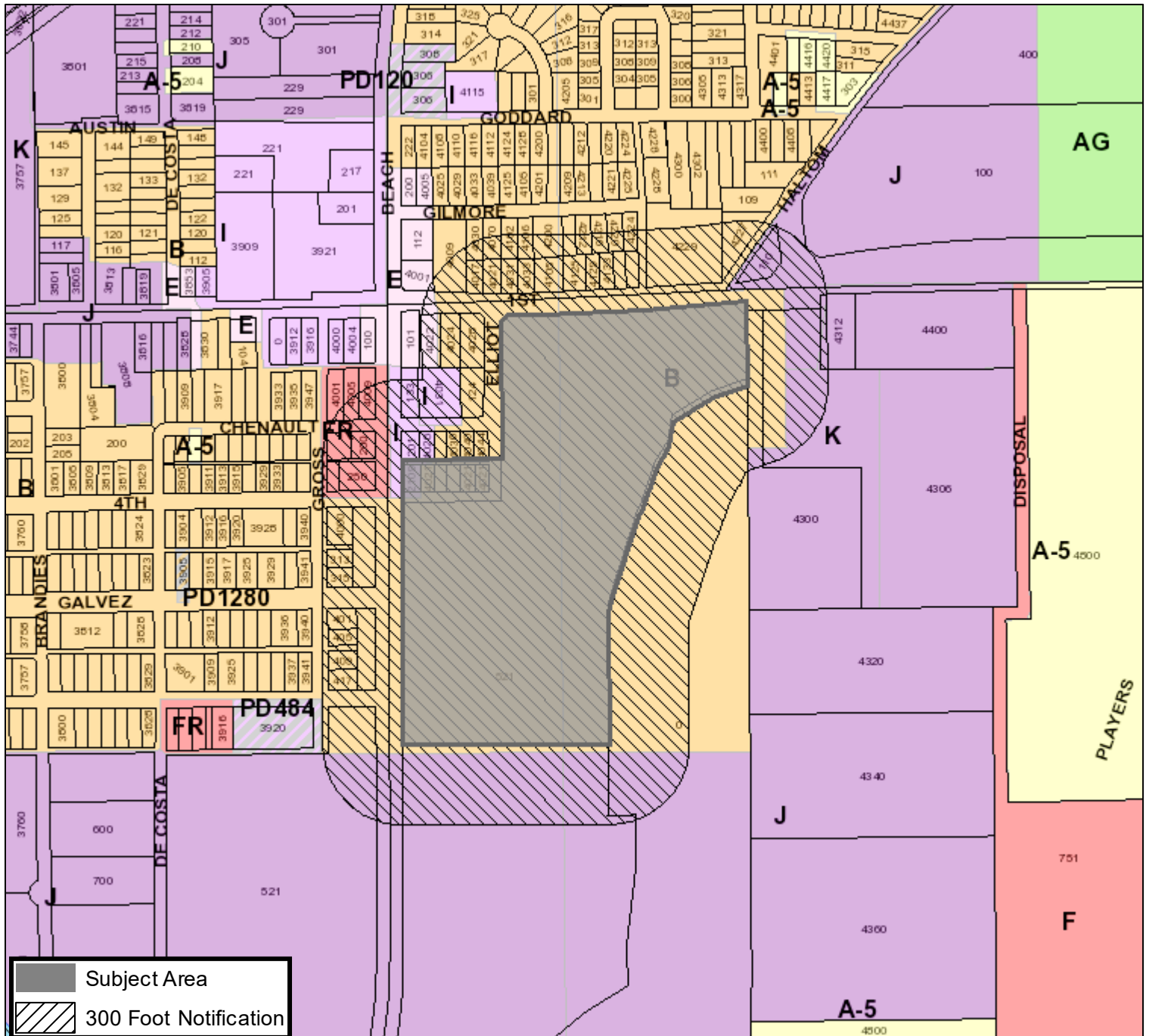
Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



Area Map



Area Zoning Map

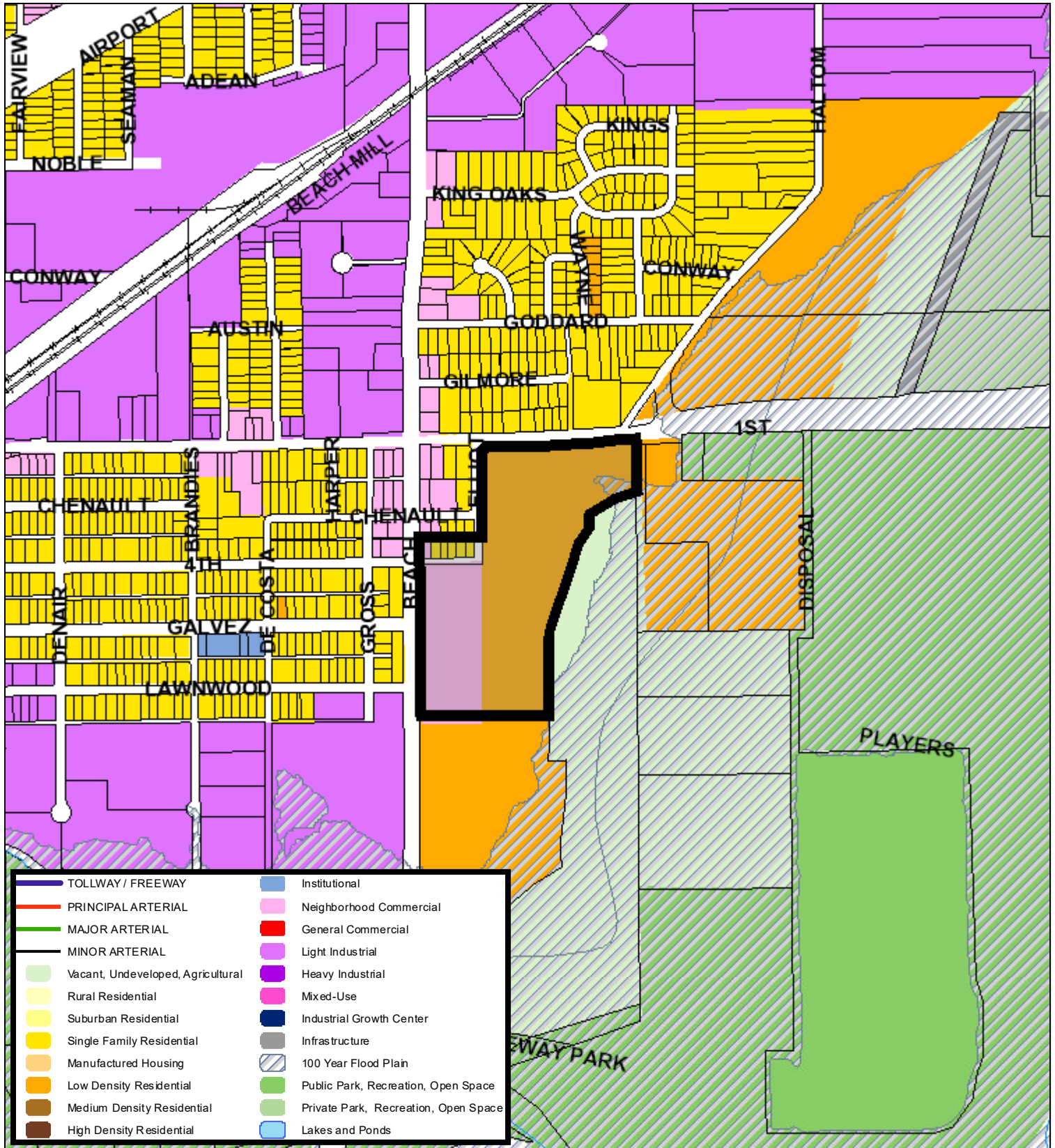
Applicant: Robert Frost et al/Amanda Mata
 Address: 521, 691,2109 Beach Street & 4021-4025 (odds) E. 4th Street
 Zoning From: B, I
 Zoning To: PDPlus Detached Multifamily w/ Development Standards
 Acres: 30.58475598
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 2/12/2025
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification

0 262.5 525 1,050 Feet

Future Land Use

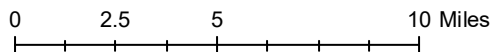
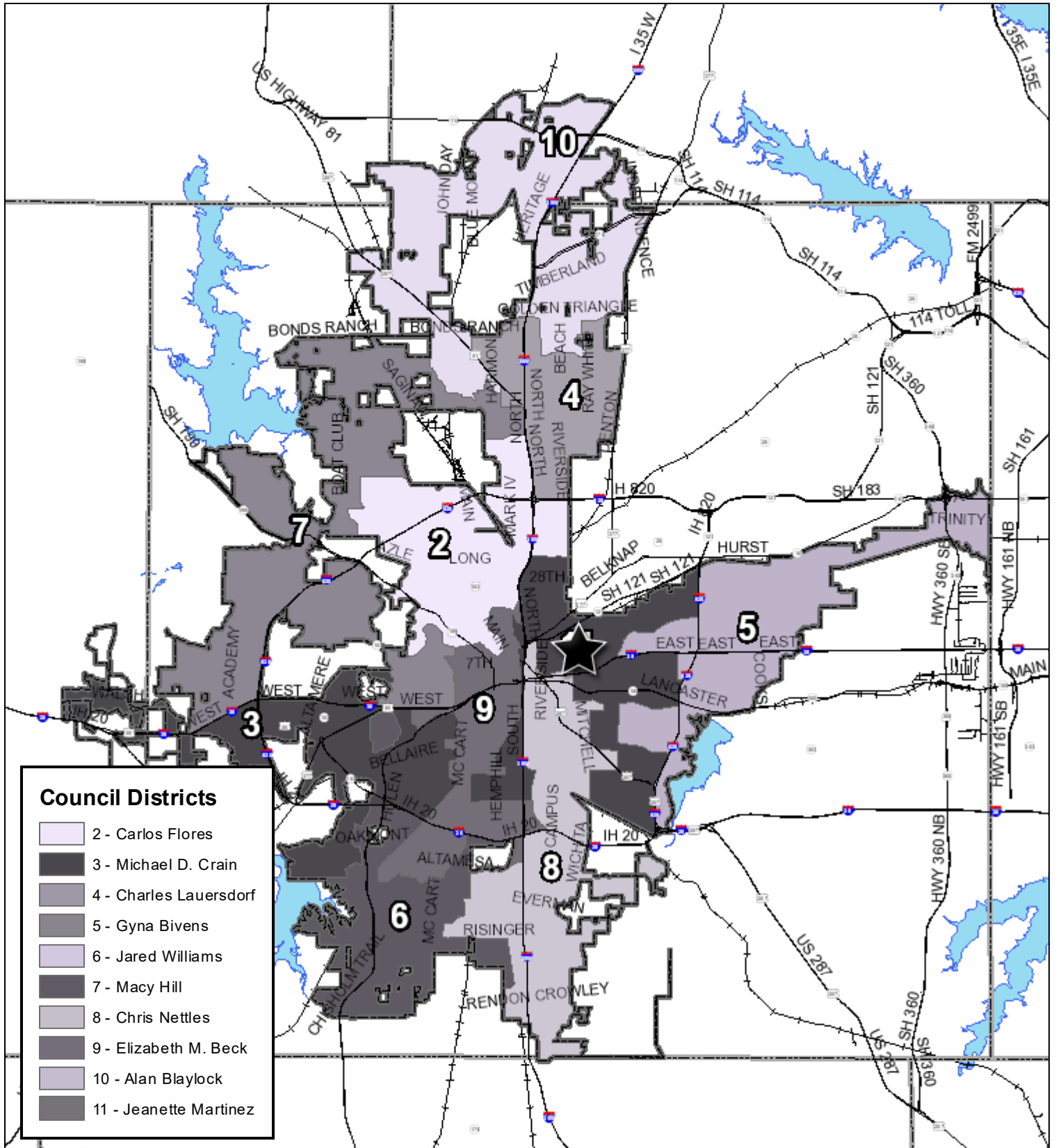


800 400 0 800 Feet

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 Robert Frost et al

Mailing Address 521 Beach Street City, State, Zip Fort Worth, TX 76102

Phone _____ Email _____

APPLICANT Nexmetro Communities

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

Phone _____ Email _____

AGENT / OTHER CONTACT Westwood Professional Services, Amanda Mata PE

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

Phone 817.562.3350 Email amanda.mata@westwoodps.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): see attached 521 BEACH ST

Total Rezoning Acreage: 31.327 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: 31.3 acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): B Proposed Zoning District(s): PD-D

Current Use of Property: undeveloped

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

For Planned Development (PD) Requests Only

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

Base Zoning District Proposed for PD: D

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

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

Will be shown on the PD Site Plan

Site Plan Included (completed site plan is attached to this application)

Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

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

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

DETAILED PROJECT DESCRIPTION

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

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

This request is to rezone approximately 30 acres from "B - Two Family" zoning to a Planned Development (PD). The requested PD is based on the "D – highdensity multi family" zoning district with waivers needed for this specific development. These waivers are found on the Site Plan.

The requested use will allow for the development of a cottage style multifamily homes for rent product. This will be multiple units on a single lot. This type of product is also called horizontal multi-family. The development will be approximately 315 units. Parking for these units will be a combination of open air, covered and garage style. These types are delineated on the Site Plan. The development will also have open space that is spread through the development, an event lawn for programmed events or open play and a pool for the residents. The development will be gated.

The proposed Site is a portion of a larger parcel.

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

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

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

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): see below

Owner's Name (Printed): see below
Robert Frost etal

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

AUTHORITY IS HEREBY GRANTED TO (NAME) Westwood Professional Services ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

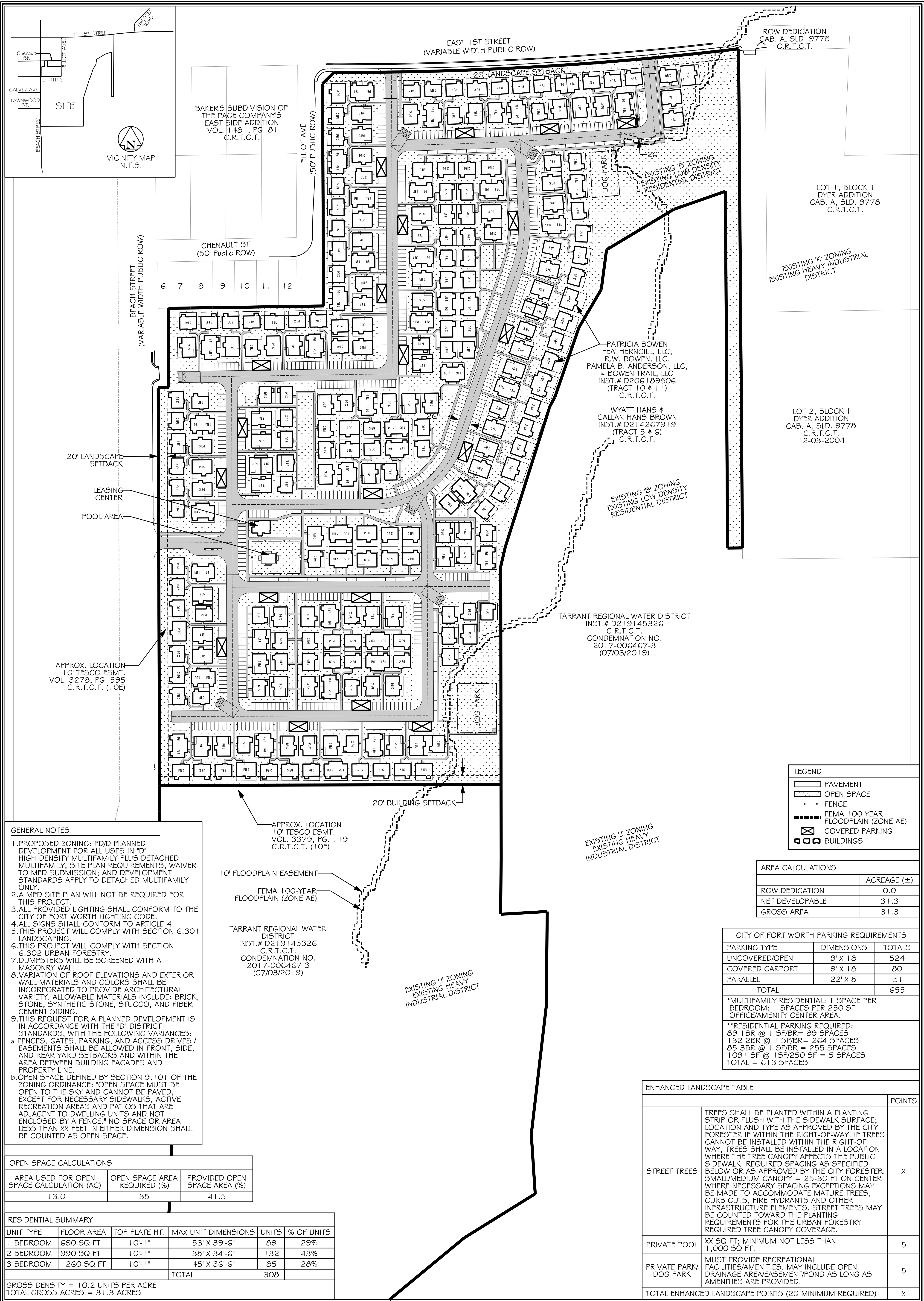
see attached (CERTIFIED LEGAL DESCRIPTION)

Edmund B Frost
Owner's Signature (of the above referenced property)

Edmund B Frost
Owner's Name (Printed)

Amanda Mata
Applicant or Agent's Signature

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



GENERAL NOTES:

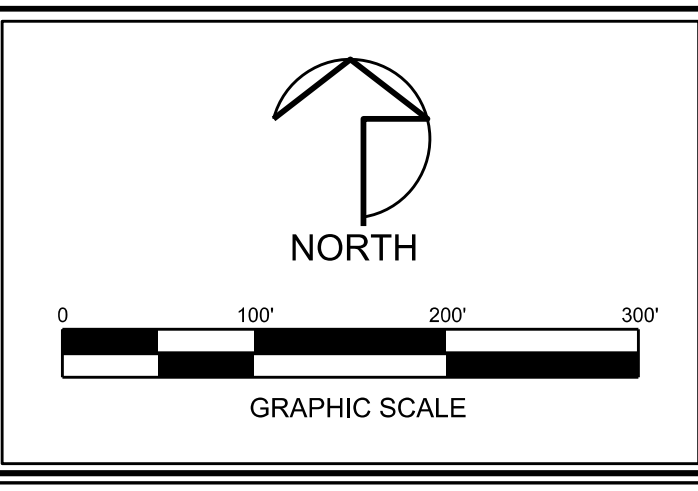
1. PROPOSED ZONING: PD/D PLANNED DEVELOPMENT FOR ALL USES IN "D" HIGH-DENSITY MULTIFAMILY PLUS DETACHED MULTIFAMILY; SITE PLAN REQUIREMENTS, WAIVER TO MFD SUBMISSION; AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
2. A MFD SITE PLAN WILL NOT BE REQUIRED FOR THIS PROJECT.
3. ALL PROVIDED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

AREA USED FOR OPEN SPACE CALCULATION (AC)	OPEN SPACE AREA REQUIRED (%)	PROVIDED OPEN SPACE AREA (%)
13.0	35	41.5

UNIT TYPE	FLOOR AREA	TOP PLATE HT.	MAX UNIT DIMENSIONS	UNITS	% OF UNITS
1 BEDROOM	690 SQ FT	10'-1"	53' X 39'-6"	89	29%
2 BEDROOM	990 SQ FT	10'-1"	38' X 34'-6"	132	43%
3 BEDROOM	1260 SQ FT	10'-1"	45' X 36'-6"	85	28%
TOTAL				306	

GROSS DENSITY = 10.2 UNITS PER ACRE
TOTAL GROSS ACRES = 31.3 ACRES

PROJECT NO.	0049719.00
FILE PATH	N:\0049719.00
DRAWN BY	JH
REVIEWED BY	TL
DATE	NOVEMBER 2024
DATE	REVISIONS



OWNER
P BOWEN FEATHERFILL
LLC ETAL
PO BOX 1715
FORT WORTH, TX 76101

DEVELOPER
NEXMETRO COMMUNITIES
2221 LAKESIDE BLVD
SUITE 1210
RICHARDSON, TX 75082
PH: (469) 546-9434

PLANNER / ENGINEER
WESTWOOD PROFESSIONAL
SERVICES, INC
9800 HILLWOOD PKWY.
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

AVILLA BEACH TRACT
CONTAINING LOTS 1, BLOCK 1.
EXISTING 'B' ZONING
TOTAL 31.4 ± GROSS ACRES
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

	PAVEMENT
	OPEN SPACE
	FENCE
	FEMA 100 YEAR FLOODPLAIN (ZONE AE)
	COVERED PARKING
	BUILDINGS

	ACREAGE (±)
ROW DEDICATION	0.0
NET DEVELOPABLE	31.3
GROSS AREA	31.3

PARKING TYPE	DIMENSIONS	TOTALS
UNCOVERED/OPEN	9' X 18'	524
COVERED CARPORT	9' X 18'	80
PARALLEL	22' X 8'	51
TOTAL		655

*MULTIFAMILY RESIDENTIAL: 1 SPACE PER BEDROOM; 1 SPACES PER 250 SF OFFICE/AMENITY CENTER AREA.
**RESIDENTIAL PARKING REQUIRED:
89 1BR @ 1 SP/BR = 89 SPACES
132 2BR @ 1 SP/BR = 264 SPACES
85 3BR @ 1 SP/BR = 255 SPACES
1091 SF @ 15 SF/250 SF = 5 SPACES
TOTAL = 613 SPACES

	POINTS
STREET TREES TREES SHALL BE PLANTED WITHIN A PLANTING STRIP OR FLUSH WITH THE SIDEWALK SURFACE; LOCATION AND TYPE AS APPROVED BY THE CITY FORESTER IF WITHIN THE RIGHT-OF-WAY. IF TREES CANNOT BE INSTALLED WITHIN THE RIGHT-OF-WAY, TREES SHALL BE INSTALLED IN A LOCATION WHERE THE TREE CANOPY AFFECTS THE PUBLIC SIDEWALK. REQUIRED SPACING AS SPECIFIED BELOW OR AS APPROVED BY THE CITY FORESTER. SMALL/MEDIUM CANOPY = 25-30 FT ON CENTER WHERE NECESSARY SPACING EXCEPTIONS MAY BE MADE TO ACCOMMODATE MATURE TREES, CURB CUTS, FIRE HYDRANTS AND OTHER INFRASTRUCTURE ELEMENTS. STREET TREES MAY BE COUNTED TOWARD THE PLANTING REQUIREMENTS FOR THE URBAN FORESTRY REQUIRED TREE CANOPY COVERAGE.	X
PRIVATE POOL XX 50 FT. MINIMUM NOT LESS THAN 1,000 SQ FT.	5
PRIVATE PARK/DOG PARK MUST PROVIDE RECREATIONAL FACILITIES/AMENITIES. MAY INCLUDE OPEN DRAINAGE AREA/EASEMENT/POND AS LONG AS AMENITIES ARE PROVIDED.	5
TOTAL ENHANCED LANDSCAPE POINTS (20 MINIMUM REQUIRED)	X

DESCRIPTION FOR ZONING OF 31.327 ACRES OF LAND

BEING a tract of land situated in the R. Cross Survey, Abstract Number 304, City of Fort Worth, Tarrant County, Texas, being all of Lots 18-24, Block 6, The Page Company's East Side Addition, an addition to the City of Fort Worth, Texas, by plat recorded in Volume 309, Page 3, County Records, Tarrant County, Texas, being all of that tract of land described by deed to George Marcum Frost, LLLP, recorded in Instrument Number D211074145 (Tract 7), said County Records, and being a portion of that tract of land described by deed to R.C. Bowen recorded in Volume 1740, Page 448; Patricia Bowen Featherngill, LLC, et al., recorded in Instrument Number D206189806 (Tract 9); Harold Jefferson Frost Trust, Edmund Bowen Frost Trust, Robert Hildred Frost Trust, recorded in Instrument Number D207057136; Wyatt Hans and Callan Hans-Brown, recorded in Instrument Number D214267919 (Tract 4); Robert Hildreth Frost Irrevocable Trust, recorded in Volume 11099, Page 1610; Edmund Bowen Frost Irrevocable Trust, recorded in Volume 11099, Page 1638; Harold Jefferson Frost Irrevocable Trust, recorded in Volume 11099, Page 1646; and George Marcum Frost Irrevocable Trust, recorded in Volume 11099, Page 1654 (as affected by Instrument Number D207057137), all of said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the south end of a corner clip at the intersection of the east line of Elliot Avenue (61 foot right-of-way) and the south right-of-way line of East First Street (variable width right-of-way);

THENCE N 45°24'43"E, 36.40 feet, to the north end of said corner clip and the beginning of a non-tangent curve to the left

THENCE with said south right-of-way line and said non-tangent curve to the left, an arc distance of 917.82 feet, through a central angle of 06°58'28", having a radius of 7540.00 feet, the long chord which bears N 86°40'19"E, 917.25 feet;

THENCE S 00°26'33"E, at 4.05 feet, passing the northwest corner of Lot 2, Block 1, Dyer Addition, an addition to said City of Fort Worth by plat recorded in Cabinet A, Slide 9778, said County Records, in all, a total distance of 1128.54 feet, departing said south right-of-way line, to an "ell" corner in the north line of that tract of land described by deed to Tarrant Regional Water District (TRWD), recorded in Instrument Number D219145326, said County Records;

THENCE S 89°06'16"W, 33.73 feet, to an "ell" corner in said north line;

THENCE N 00°20'18"W, 807.04 feet, to the most northerly corner of said TRWD tract;

THENCE with the west line of said TRWD tract, the following bearings and distances:

S 70°47'05"W, 123.84 feet;

S 58°59'42"W, 177.52 feet;

S 07°31'08"W, 90.56 feet;

S 30°26'39"W, 99.97 feet;

S 19°04'07"W, 166.95 feet;

S 28°52'25"W, 22.78 feet;

S 17°36'40"W, 334.44 feet;

S 12°59'39"W, 44.59 feet;

S 00°03'45"E, 493.57 feet;

THENCE S 89°48'20"W, 772.79 feet, departing said west line, to the east line of Beach Street (a variable width right-of-way);

THENCE with said east right-of-way line, the following bearings and distances:

N 00°11'40"W, 900.27 feet, with said east right-of-way line, to the south line of East Fourth Street (64 foot right-of-way);

N 89°07'09"E, 1.58 feet, with said east right-of-way line and the said south right-of-way line;

N 00°19'25"W, at 64.18 feet, passing the the north line of said East Fourth Street and the southwest corner of aforementioned Lot 18, Block 6, The Page Company's East Side Addition, in all, a total distance of 169.18 feet, to the northwest corner of said Lot 18 remainder;

THENCE N 89°07'09"E, at 312.60 feet, passing the northeast corner of Lot 24, said Block 6 and the west line of aforementioned Elliot Avenue, in all a total distance of 373.78 feet, to the aforementioned east line of said Elliot Avenue;

THENCE N 00°17'05"W, 512.31 feet, with said east right-of-way line, to the **Point of Beginning** and containing 1,364,624 square feet or 31.327 acres of land more or less.

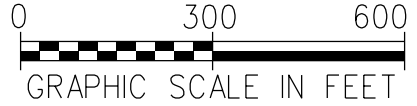
"Integral Parts of this Document"

1. Description (2 Pages)
2. Exhibit (2 Pages)

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

"Integral Parts of this Document"
1. Description (2 Pages)
2. Exhibit (2 Pages)

"This document was prepared under 22 Texas Administrative Code 138.95(5), does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in realproperty 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."



Baker's Subdivision of
The Page Company's
East Side Addition
Vol. 1481, Pg. 81
C.R.T.C.T.

Lot B-R, Baker's
Subdivision
Vol. 388-205, Pg. 17
C.R.T.C.T.

East 1st Street

Point of Beginning

The Page Company's
East Side Addition
(2nd Filing)
Vol. 309, Pg. 3
C.R.T.C.T.
(SEE SHEET 4)

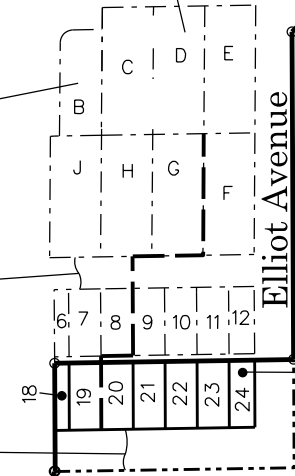
31.327 Acres
Proposed Zoning: "D"
Current Zoning: "B"

Current Zoning: "B"

Lot 1, Block 1
Dyer Addition
Cab. A, Sld. 9778
C.R.T.C.T.
Current Zoning: "K"

Chenault Street

East 4th Street



R.C. Bowen
Vol. 1740, Pg. 448
C.R.T.C.T.

Patricia Bowen Featherngill, LLC, et al.
Inst. # D206189806 (Tract 9)
C.R.T.C.T.

Harold Jefferson Frost Trust
Edmund Bowen Frost Trust
Robert Hildreth Frost Trust
Inst. # D207057136, C.R.T.C.T.

Wyatt Hans & Callan Hans-Brown
Inst. # D214267919 (Tract 4)
C.R.T.C.T.

George Marcum Frost, LLLP
Inst. # D211074145
C.R.T.C.T.

Current Zoning: "B"
Approx. Zoning Line

R. Cross Survey
Abstract No. 304

Current Zoning: "K"
Lot 2, Block 1
Dyer Addition
Cab. A, Sld. 9778
C.R.T.C.T.

Approx. Zoning Line

Current Zoning: "B"
Tarrant Regional Water District
Inst. # D219145326
C.R.T.C.T.
Condemnation No.
2017-006467-3

Approx. Zoning Line (Typ.)

Current Zoning: "J"
Tarrant Regional Water District
Inst. # D219145326
C.R.T.C.T.
Condemnation No.
2017-006467-3

Current Zoning: "J"

R.C. Bowen
Vol. 1740, Pg. 448
C.R.T.C.T.

Patricia Bowen Featherngill, LLC,
R.W. Bowen, LLC,
Pamela B. Anderson, LLC,
& Bowen Trail, LLC
Inst. # D206189806 (Tract 9)
C.R.T.C.T.

Wyatt Hans &
Callan Hans-Brown
Inst. # D214267919 (Tract 4)
C.R.T.C.T.

OWNERS CONTINUED:

Robert Hildreth Frost
Irrevocable Trust
Vol. 11099, Pg. 1610
C.R.T.C.T.

Harold Jefferson Frost
Irrevocable Trust
Vol. 11099, Pg. 1646
C.R.T.C.T.

Edmund Bowen Frost
Irrevocable Trust
Vol. 11099, Pg. 1638
C.R.T.C.T.

George Marcum Frost
Irrevocable Trust
Vol. 11099, Pg. 1654
(As affected by
Inst. # D207057137)
C.R.T.C.T.

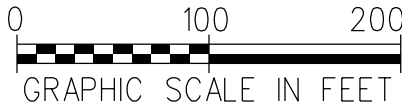
EXHIBIT FOR ZONING OF

31.327 Acres of Land

Situated in the Robert Cross Survey, Abstract Number 304,
City of Fort Worth, Tarrant County, Texas.

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB #	0049719.00	DRAWN BY:	TBR	CHECKED BY:		DATE:	11-20-2024	PAGE #	3 of 4
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"Integral Parts of this Document"
1. Description (2 Pages)
2. Exhibit (2 Pages)

"This document was prepared under 22 Texas Administrative Code 138.95(5), does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in realproperty 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."

**LOTS 20-24, Block 6
Owners:**

**H.C. Bowen, et al.
Vol. 8950, Pg. 51
C.R.T.C.T.**

**Robert Hildreth Frost
Irrevocable Trust
Vol. 11099, Pg. 1610
C.R.T.C.T.**

**Edmund Bowen Frost
Irrevocable Trust
Vol. 11099, Pg. 1638
C.R.T.C.T.**

**Harold Jefferson Frost
Irrevocable Trust
Vol. 11099, Pg. 1646
C.R.T.C.T.**

**George Marcum Frost
Irrevocable Trust
Vol. 11099, Pg. 1654
(As affected by
Inst. # D207057137)
C.R.T.C.T.**

**Patricia Bowen Featherngill,
LLC, et al.
Inst. # D206189806 (Tract 10)
C.R.T.C.T.**

**Harold Jefferson Frost Trust
Edmund Bowen Frost Trust
Robert Hildreth Frost Trust
Inst. # D207057136
C.R.T.C.T.**

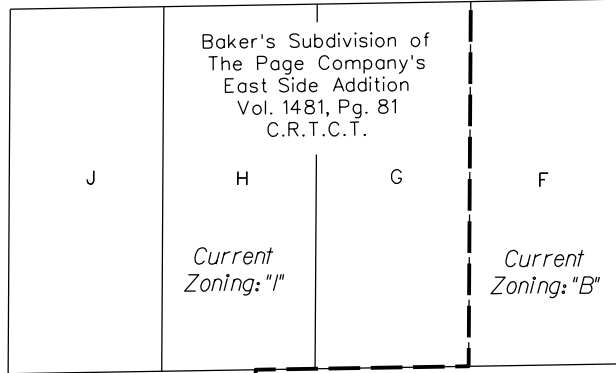
**Wyatt Hans &
Callan Hans-Brown
Inst. # D214267919
(Tract 5)
C.R.T.C.T.**

**Lot 18 & 19, Block 6
Owners:**

**Patricia Bowen Featherngill,
LLC, et al.
Inst. # D206189806
(Tract 11)
C.R.T.C.T.**

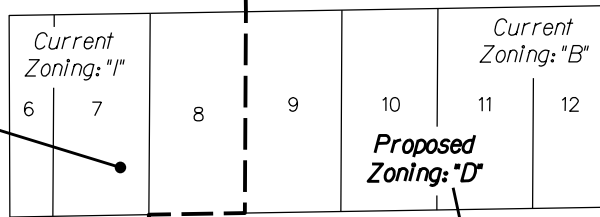
**Harold Jefferson Frost Trust
Edmund Bowen Frost Trust
Robert Hildreth Frost Trust
Inst. # D207057136
C.R.T.C.T.**

**Wyatt Hans &
Callan Hans-Brown
Inst. # D214267919
(Tract 6)
C.R.T.C.T.**



**R. Cross Survey
Abstract No. 304**

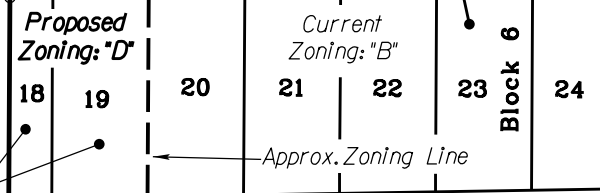
Approx. Zoning Line → **Chenault Street**



**The Page Company's
East Side Addition
(2nd Filing)
Vol. 309, Pg. 3
C.R.T.C.T.**

Beach Street

Current Zoning: "I"



Elliot Avenue

East 4th Street

Proposed Zoning: "D"

**Lot 18 & 19, Block 6
Owners:**

**H.C. Bowen, et al.
Vol. 7444, Pg. 626
C.R.T.C.T.**

**Robert Hildreth Frost
Irrevocable Trust
Vol. 11099, Pg. 1610
C.R.T.C.T.**

**Edmund Bowen Frost
Irrevocable Trust
Vol. 11099, Pg. 1638
C.R.T.C.T.**

**Lot 18 & 19, Block 6
Owners:**

**Harold Jefferson Frost
Irrevocable Trust
Vol. 11099, Pg. 1646
C.R.T.C.T.**

**George Marcum Frost
Irrevocable Trust
Vol. 11099, Pg. 1654
(As affected by
Inst. # D207057137)
C.R.T.C.T.**

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 1/3/2025

EXHIBIT FOR ZONING OF

31.327 Acres of Land

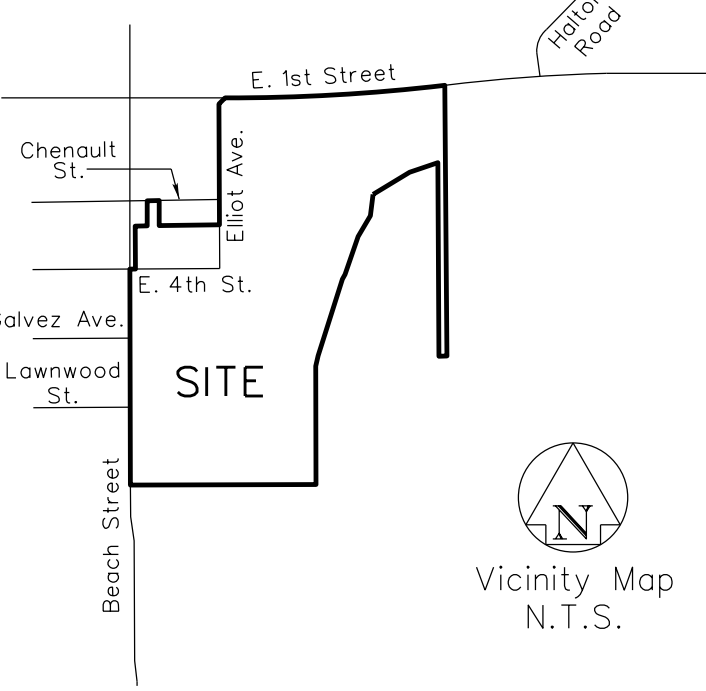
Situated in the Robert Cross Survey, Abstract Number 304,
City of Fort Worth, Tarrant County, Texas.



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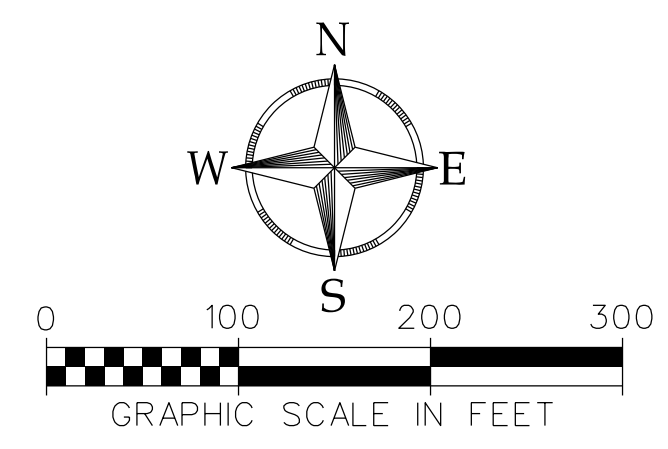
Ref - JOB NO.

Job No. 0049719.00

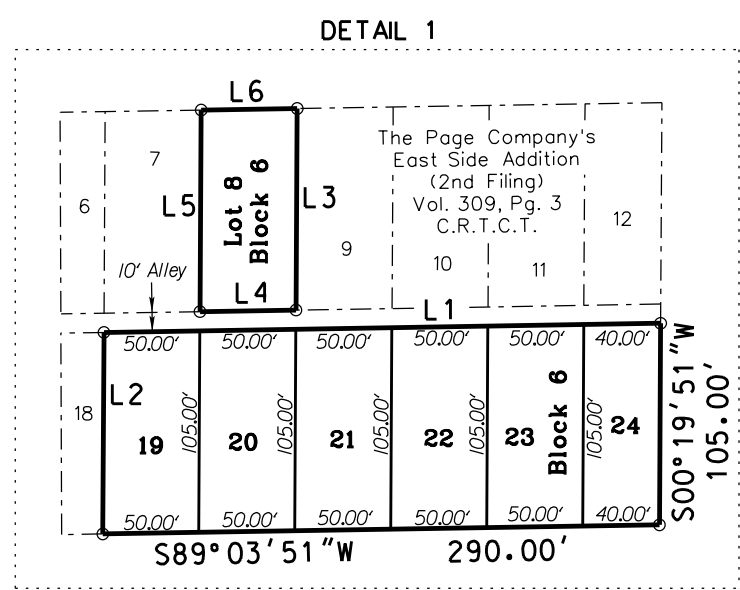


- NOTES:
1. THE SURVEY SHOWN HEREON WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 04, 2024, UNDER OF *1002-404716-RTT AND WAS RELIED ON FOR EASEMENTS AND OTHER MATTERS OF RECORD.
 2. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
 3. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
 4. THE APPROXIMATE 100-YEAR FLOODPLAIN SHOWN WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP NUMBER 48439C0195L, REVISED MARCH 21, 2019. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
 5. EASEMENT, MINERAL, LEASE AND OTHER DOCUMENTS LISTED BELOW WERE REVIEWED BY DESCRIPTION ONLY. THE SURVEYOR MAKES NO REPRESENTATION AS TO THE CURRENT STATUS OR OWNERSHIP OF ANY SUCH INTERESTS.
 6. DISTRIBUTION EASEMENT AND RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 3278, PAGE 595, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS TRACT 1 AS SHOWN. (ITEM 10E)
 7. DISTRIBUTION EASEMENT AND RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 3379, PAGE 119, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS TRACT 1 AS SHOWN. (ITEM 10F)
 8. GRANT OF RIGHTS RESPECTING INGRESS AND EGRESS TO WILLIAM A. DYER AND PENTKIS FAMILY, RECORDED IN VOLUME 10318, PAGE 880, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACTS (TERMINATED). (ITEM 10D)

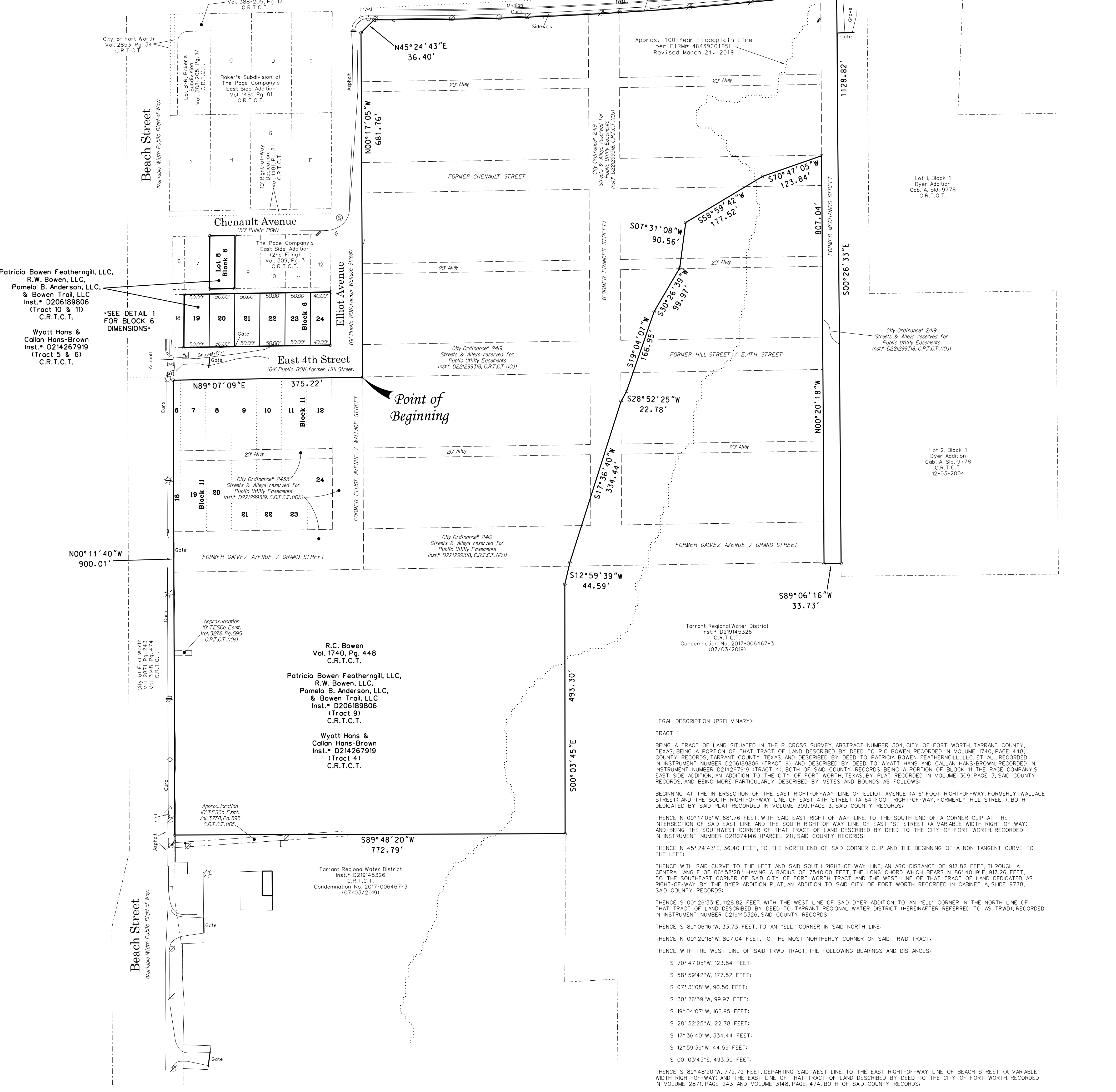
- NOTES (cont.):
9. MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO FROST BROTHERS RESOURCES, L.L.P., DESCRIBED IN OIL AND GAS LEASE, RECORDED UNDER CC* D206069942, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACTS AND IS BLANKET IN NATURE. (ITEM 10H)
 10. MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO FROST BROTHERS RESOURCES, L.L.P., DESCRIBED IN OIL AND GAS LEASE, RECORDED UNDER CC* D206158951, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACTS AND IS BLANKET IN NATURE. (ITEM 10I)
 11. EASEMENTS RESERVED IN CITY OF FORT WORTH ORDINANCE 2419, RECORDED UNDER CC* D221299318, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS TRACT 1 AS SHOWN. (ITEM 10J)
 12. EASEMENTS RESERVED IN CITY OF FORT WORTH ORDINANCE 2433, RECORDED UNDER CC* D221299319, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS TRACT 1 AS SHOWN. (ITEM 10K)
 13. NATURAL GAS PIPELINE, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, RUNNING ACROSS TRACT 1 AS EVIDENCED BY TEXAS RAILROAD COMMISSION MAP FOR ABST NO. 304, TARRANT COUNTY, TEXAS. (ITEM 10L)
 14. CONSEQUENCES AND/OR EASEMENTS RESULTING FROM CIVIL LAWSUIT FOR EMINENT DOMAIN / CONDEMNATION BY AND BETWEEN THE CITY OF FORT WORTH, AS PLAINTIFF, AND PATRICIA BOWEN FEATHERGILL, LLC, ET AL, AS DEFENDANT, UNDER CASE NO. 2024-004478-3, COUNTY COURT LAW NO. 3, TARRANT COUNTY, TEXAS, AS EVIDENCED BY LIS PENDENS, FILED UNDER CC* D22413319, AND AMENDED UNDER CC* D224169844, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACTS. (ITEM 10M)



- L1 N89°03'51"E 290.00'
- L2 N00°19'51"W 105.00'
- L3 S00°19'51"W 105.00'
- L4 S89°03'51"W 50.00'
- L5 N00°19'51"E 105.00'
- L6 N89°03'51"E 50.00'



$\Delta = 06^{\circ}58'28''$
 $R = 7540.00'$
 $L = 917.82'$
 $Ch. = N86^{\circ}40'19''E$
 $917.26'$



LEGAL DESCRIPTION (PRELIMINARY):

TRACT 1

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ELLIOT AVENUE (A 61 FOOT RIGHT-OF-WAY, FORMERLY WALLACE STREET) AND THE SOUTH RIGHT-OF-WAY LINE OF EAST 4TH STREET (A 64 FOOT RIGHT-OF-WAY, FORMERLY HILL STREET), BOTH DEDICATED BY SAID PLAT RECORDED IN VOLUME 309, PAGE 3, SAID COUNTY RECORDS;

THENCE N 00°19'51"W, 105.00 FEET, WITH SAID EAST RIGHT-OF-WAY LINE, TO THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF EAST 1ST STREET (A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED IN INSTRUMENT NUMBER D21074146 (PARCEL 21), SAID COUNTY RECORDS;

THENCE N 45°24'43"E, 36.40 FEET, TO THE NORTH END OF SAID CORNER CLIP AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT AND SAID SOUTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 917.82 FEET, THROUGH A CENTRAL ANGLE OF 06°58'28", HAVING A RADIUS OF 7540.00 FEET, THE LONG CHORD WHICH BEARS N 86°40'19"E, 917.26 FEET, TO THE SOUTHEAST CORNER OF SAID CITY OF FORT WORTH TRACT AND THE WEST LINE OF THAT TRACT OF LAND DEDICATED AS RIGHT-OF-WAY BY THE DYER ADDITION PLAT, AN ADDITION TO SAID CITY OF FORT WORTH RECORDED IN CABINET A, SLIDE 9778, SAID COUNTY RECORDS;

THENCE S 00°26'33"E, 1128.82 FEET, WITH THE WEST LINE OF SAID DYER ADDITION, TO AN "ELL" CORNER IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO TARRANT REGIONAL WATER DISTRICT (HEREINAFTER REFERRED TO AS TRWD), RECORDED IN INSTRUMENT NUMBER D219145326, SAID COUNTY RECORDS;

THENCE S 89°06'16"W, 33.73 FEET, TO AN "ELL" CORNER IN SAID NORTH LINE;

THENCE N 00°20'18"W, 807.04 FEET, TO THE MOST NORTHERLY CORNER OF SAID TRWD TRACT;

THENCE WITH THE WEST LINE OF SAID TRWD TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

- S 70°47'05"W, 123.84 FEET;
- S 58°59'42"W, 177.52 FEET;
- S 07°31'08"W, 90.56 FEET;
- S 30°26'39"W, 99.97 FEET;
- S 19°04'07"W, 166.95 FEET;
- S 28°52'25"W, 22.78 FEET;
- S 17°36'40"W, 334.44 FEET;
- S 12°59'39"W, 44.59 FEET;
- S 00°03'45"E, 493.30 FEET;

THENCE S 89°48'20"W, 772.79 FEET, DEPARTING SAID WEST LINE, TO THE EAST RIGHT-OF-WAY LINE OF BEACH STREET (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 2871, PAGE 243 AND VOLUME 3148, PAGE 474, BOTH OF SAID COUNTY RECORDS;

THENCE N 00°19'40"W, 900.01 FEET, WITH SAID EAST RIGHT-OF-WAY LINE, TO THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF EAST 4TH STREET AND THE NORTHWEST CORNER OF THE REMAINDER OF LOT 6, BLOCK 11, OF THE AFOREMENTIONED PAGE COMPANY'S EAST SIDE ADDITION;

THENCE N 89°07'09"E, 375.22 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING AND CONTAINING 1,301,458 SQUARE FEET OR 29,877 ACRES OF LAND MORE OR LESS.

TRACT 2:

BEGINNING ALL OF LOT 6, BLOCK 6, THE PAGE COMPANY'S EAST SIDE ADDITION (SECOND FILING), AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BY PLAT RECORDED VOLUME 309, PAGE 3, COUNTY RECORDS, TARRANT COUNTY, TEXAS.

TRACT 3:

BEGINNING ALL OF LOTS 19-24, BLOCK 6, THE PAGE COMPANY'S EAST SIDE ADDITION (SECOND FILING), AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BY PLAT RECORDED VOLUME 309, PAGE 3, COUNTY RECORDS, TARRANT COUNTY, TEXAS.

TO: ALL PARTIES...

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3-4, 8-9, 13, AND 18 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON _____ 2024.

TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document." 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 11/18/2024

OF SHEETS

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

AN ALTA / NSPS LAND TITLE SURVEY OF

3 Tracts of Land

Situated in the Robert Cross Survey, Abstract Number 304,
City of Fort Worth, Tarrant County, Texas.

Job #:	0049719.00	Revisions:
Drawn By:	TBR	
Checked By:		
Date:	11-18-2024	

DESCRIPTION FOR ZONING OF 31.139 ACRES OF LAND

BEING a tract of land situated in the R. Cross Survey, Abstract Number 304, City of Fort Worth, Tarrant County, Texas, being a portion of that tract of land described by deed to R.C. Bowen, recorded in Volume 1740, Page 448, County Records, Tarrant County, Texas, and described by deed to Patricia Bowen Featherngill, LLC, et al., recorded in Instrument Number D206189806 (Tract 9), and described by deed to Wyatt Hans and Callan Hans-Brown, recorded in Instrument Number D214267919 (Tract 4), both of said County Records, inclusive of all of Lots 8 and 19-24, Block 6, Page Company's East Side Addition (Second Filing), an addition to the City of Fort Worth, Texas, by plat recorded in Volume 309, Page 03, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the south right-of-way line of East 4th Street (a 64 foot right-of-way) and the east right-of-way line of Elliot Avenue (a 61 foot right-of-way);

THENCE N 00°17'05"W, 681.07 feet, with said east right-of-way line, to the south end of a corner clip, at the intersection of said east line and the south right-of-way line of East 1st Street (a variable width right-of-way);

THENCE N 45°24'43"E, 36.40 feet, to the north end of said corner clip, and the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left and said south right-of-way line, an arc distance of 917.83 feet, through a central angle of 06°58'28", having a radius of 7540.00 feet, the long chord which bears N 86°40'19"E, 917.27 feet;

THENCE S 00°26'33"E, 1128.81 feet, departing said south right-of-way line, to an "ell" corner in the north line of that tract of land described by deed to Tarrant Regional Water District (TRWD), recorded in Instrument Number D219145326, said County Records, from which the southwest corner of Lot 2, Block 1, Dyer Addition, an addition to said City of Fort Worth, plat recorded in Cabinet A, Slide 9778, said County Records bears S 00°26'33"E, 25.50 feet;

THENCE S 89°06'16"W, 33.73 feet, to an "ell" corner in said north line;

THENCE N 00°20'18"W, 807.04 feet, to the most northerly corner of said TRWD tract;

THENCE with the west line of said TRWD tract, the following bearings and distances:

S 70°47'05"W, 123.84 feet;

S 58°59'42"W, 177.52 feet;

S 07°31'08"W, 90.56 feet;

S 30°26'39"W, 99.97 feet;

S 19°04'07"W, 166.95 feet;

S 28°52'25"W, 22.78 feet;

S 17°36'40"W, 334.44 feet;

S 12°59'39"W, 44.59 feet;

S 00°03'45"E, 493.30 feet;

THENCE S 89°48'20"W, 772.79 feet, departing said west line, to the east right-of-way line of Beach Street (a variable width right-of-way);

THENCE N 00°11'40"W, 900.34 feet, with said east right-of-way line, to the intersection of said east line and the aforementioned south right-of-way line of East 4th Street;

THENCE N 89°03'51"E, 20.85 feet, with said south right-of-way line;

THENCE N 00°19'51"E, at 64.01 feet, passing the southwest corner of aforementioned Lot 19, Block 6, of the Page Company's East Side Addition and the north right-of-way line of said East 4th Street, in all, a total distance of 169.02 feet, to the northwest corner of said Lot 19, the northeast corner of the remainder of Lot 18, said Block 6, and the south line of a 20 foot Alley;

THENCE N 89°03'51"E, 50.00 feet, with said south alley line, to the northeast corner of said Lot 19 and the northwest corner of aforementioned Lot 20, Block 6;

THENCE N 00°19'51"E, 115.00 feet, to the northwest corner of aforementioned Lot 8, Block 6, the northeast corner of Lot 7, said Block 6, and the south right-of-way line of Chenault Street (a 50 foot right-of-way);

THENCE N 89°03'51"E, 50.00 feet, with said south right-of-way line, to the northeast corner of said Lot 8 and the northwest corner of Lot 9, said Block 6;

THENCE S 00°19'51"W, 115.00 feet, to the northeast corner of said Lot 20, the northwest corner of aforementioned Lot 21, Block 6, and returning to said south alley line;

THENCE N 89°03'51"E, 190.00 feet, with said south alley line, to the northeast corner of aforementioned Lot 24, Block 6 and the west right-of-way line of aforementioned Elliot Avenue;

THENCE S 00°19'51"W, 169.02 feet, returning to said south right-of-way line of East 4th Street;

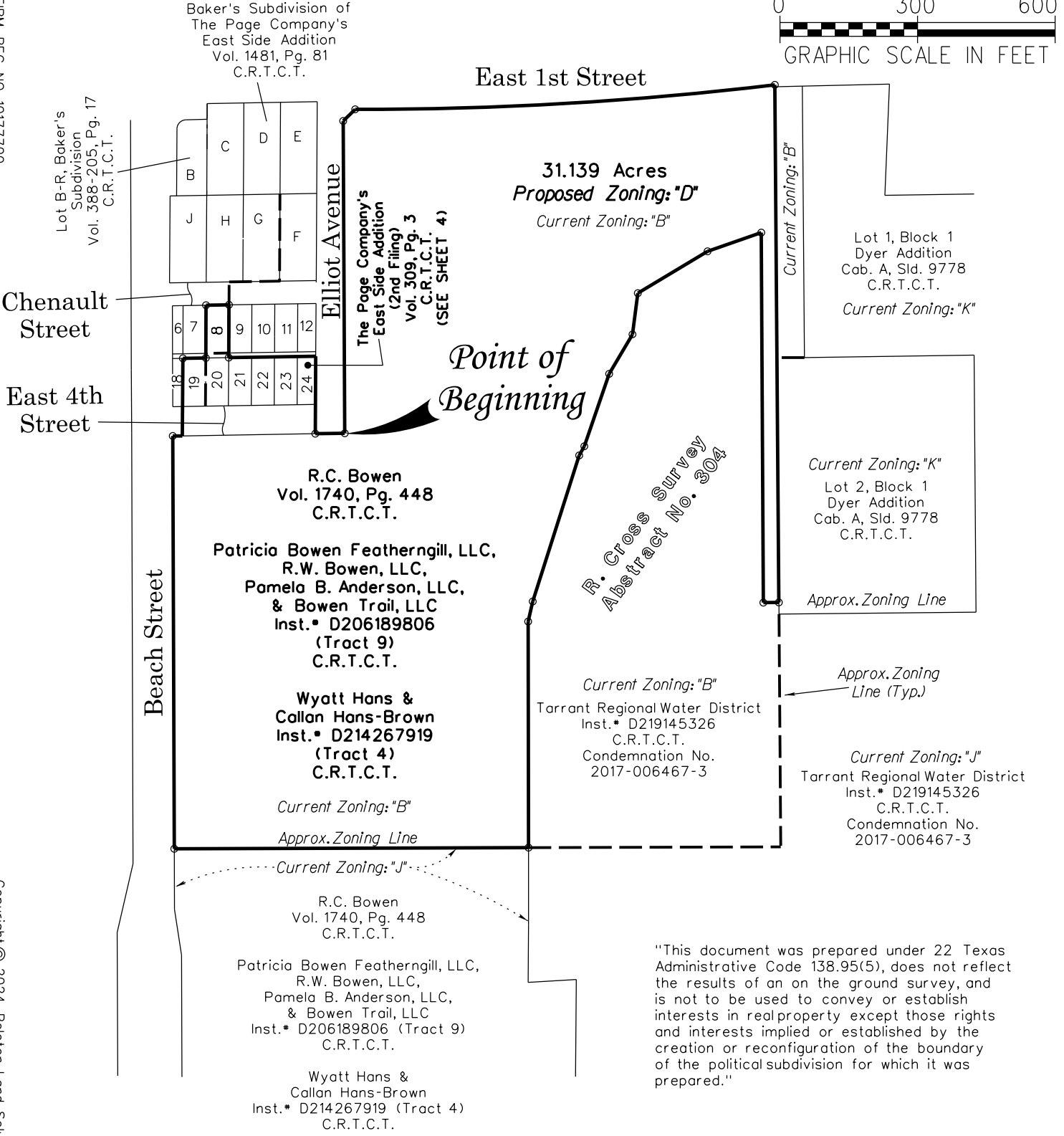
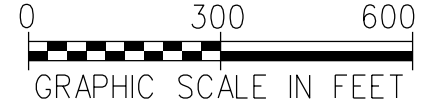
THENCE N 89°03'51"E, 64.37 feet, to the Point of Beginning and containing 1,356,401 square feet or 31.139 acres of land more or less.

"Integral Parts of this Document"

1. Description (2 Pages)
2. Exhibit (2 Pages)

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

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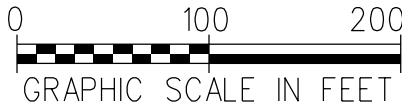
EXHIBIT FOR ZONING OF 31.139 Acres of Land

Situated in the Robert Cross Survey, Abstract Number 304,
City of Fort Worth, Tarrant County, Texas.

PELTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

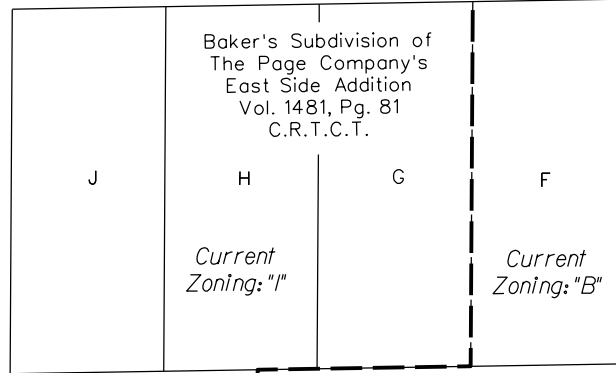
JOB #	0049719.00	DRAWN BY:	TBR	CHECKED BY:		DATE:	11-20-2024	PAGE #	3 of 4
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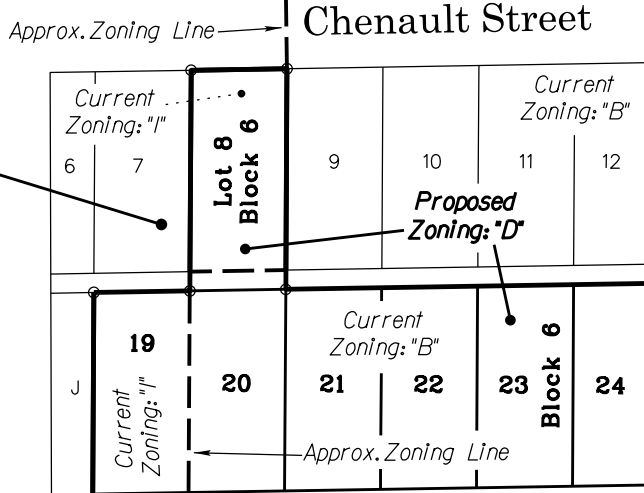
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**R. Cross Survey
Abstract No. 304**



The Page Company's
East Side Addition
(2nd Filing)
Vol. 309, Pg. 3
C.R.T.C.T.

Beach Street



Elliot Avenue

R.C. Bowen
Vol. 1740, Pg. 448
C.R.T.C.T.

Patricia Bowen Featherngill, LLC,
R.W. Bowen, LLC,
Pamela B. Anderson, LLC,
& Bowen Trail, LLC
Inst. # D206189806
(Tract 9)
C.R.T.C.T.

Wyatt Hans &
Callan Hans-Brown
Inst. # D214267919
(Tract 4)
C.R.T.C.T.

East 4th Street

Point of Beginning

R.C. Bowen
Vol. 1740, Pg. 448
C.R.T.C.T.

Current Zoning: "B"

Patricia Bowen Featherngill, LLC,
R.W. Bowen, LLC,
Pamela B. Anderson, LLC,
& Bowen Trail, LLC
Inst. # D206189806
(Tract 9)
C.R.T.C.T.

Wyatt Hans &
Callan Hans-Brown
Inst. # D214267919
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Todd A. Bridges, RPLS 4940
Date: 11/20/2024

EXHIBIT FOR ZONING OF

31.139 Acres of Land

Situated in the Robert Cross Survey, Abstract Number 304,
City of Fort Worth, Tarrant County, Texas.

PELTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB #	0049719.00	DRAWN BY:	TBR	CHECKED BY:		DATE:	11-20-2024	PAGE #	4 of 4
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THE PAGE COMPANY'S EAST SIDE ADDITION

SECOND FILING.
BEING A RE-SUBDIVISION OF BLOCKS 3, 4, AND 6, AND PARTS OF BLOCKS
1, 2, AND 5, FIRST FILING.



DESCRIPTION

Beginning at a point 820ft N. 88° 44' E. and 40ft south of the N.W. Cor. of the R. Cross Survey. Thence N. 88° 44' E. 440ft. Thence south 400ft. Thence north 88° 44' E. 400ft. Thence North 400ft. Thence N. 88° 44' E. 992ft to a point on the east line of the R. Cross survey 40ft south of the N.E. corner of same. Thence south 503ft to the north bank of the Trinity River. Thence in a northwesterly direction with the meanderings of said River to the west line of Wallace Street. Thence north with said west line 403ft. Thence S. 88° 44' W. 400ft. Thence south 328ft to the north bank of River. Thence N.W. with the meanderings of said River to the west line of the R. Cross survey. Thence north with the said west line 2142ft. Thence N. 88° 44' E. 420ft. Thence north 200ft. Thence N. 88° 44' E. 400ft. Thence N. 400ft. to place of beginning.

DEDICATION

State of Texas }
County of Tarrant } Know all men by these presents: That the Page Company, a private corporation existing under the laws of Texas, being the owner of the foregoing described land, has resubdivided same into an Addition as shown by accompanying plat, and hereby dedicates to the use of the public the streets and alleys therein designated; said re-subdivision to be known as the Page Company's East Side Addition, Second Filing.
Witness signature and seal of said Company by its Vice President, this 4th day of August, 1908
The Page Company
By Ben O. Smith
Vice President

The State of Texas }
County of Tarrant } Before me B.H. Martin a notary public in and for Tarrant County Texas, This day personally appeared Ben O. Smith, known to me personally to be the person who signed the foregoing instrument and acknowledged to me that he is the Vice President of said Corporation, and that he signed and executed the said instrument, as the act of the said Corporation for the purposes and considerations therein expressed.
Given under my hand and seal of office, this 4th day of August A.D. 1908.

B.H. MARTIN
Notary Public Tarrant County Texas.

Filed for record August 4th 1908 at 3:50 P.M.
Recorded August 6th 1908 at 1 P.M.

Geo. A. Ste.
County Clerk.

(u) Authorized Representatives of Seller. Edmund Frost and Robert Frost (together "Seller Authorized Representatives") are hereby authorized by each other person or entity comprising Seller to do all acts and things on behalf of Seller with respect to matters related to this Agreement (including, without limitation, to provide consents or approvals on behalf of Seller required or permitted hereunder and to enter into any modifications or amendments to this

Agreement) without the joinder of any other person or entity comprising Seller. Seller shall be bound by, and Purchaser may rely upon, any act or thing done by both Seller Authorized Representatives in accordance with this Section 15(u). The authorizations contained in this Section 15(u) shall continue in full force and effect until Purchaser shall have received written notice from a majority of the persons and entities comprising the Seller of the revocation of such authorizations, and such revocation shall be effective as to matters occurring after the date of Purchaser's receipt of such written notice.



DESCRIPTION FOR ZONING OF 31.327 ACRES OF LAND

BEING a tract of land situated in the R. Cross Survey, Abstract Number 304, City of Fort Worth, Tarrant County, Texas, being all of Lots 18-24, Block 6, The Page Company's East Side Addition, an addition to the City of Fort Worth, Texas, by plat recorded in Volume 309, Page 3, County Records, Tarrant County, Texas, being all of that tract of land described by deed to George Marcum Frost, LLLP, recorded in Instrument Number D211074145 (Tract 7), said County Records, and being a portion of that tract of land described by deed to R.C. Bowen recorded in Volume 1740, Page 448; Patricia Bowen Featherngill, LLC, et al., recorded in Instrument Number D206189806 (Tract 9); Harold Jefferson Frost Trust, Edmund Bowen Frost Trust, Robert Hildred Frost Trust, recorded in Instrument Number D207057136; Wyatt Hans and Callan Hans-Brown, recorded in Instrument Number D214267919 (Tract 4); Robert Hildreth Frost Irrevocable Trust, recorded in Volume 11099, Page 1610; Edmund Bowen Frost Irrevocable Trust, recorded in Volume 11099, Page 1638; Harold Jefferson Frost Irrevocable Trust, recorded in Volume 11099, Page 1646; and George Marcum Frost Irrevocable Trust, recorded in Volume 11099, Page 1654 (as affected by Instrument Number D207057137), all of said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the south end of a corner clip at the intersection of the east line of Elliot Avenue (61 foot right-of-way) and the south right-of-way line of East First Street (variable width right-of-way);

THENCE N 45°24'43"E, 36.40 feet, to the north end of said corner clip and the beginning of a non-tangent curve to the left

THENCE with said south right-of-way line and said non-tangent curve to the left, an arc distance of 917.82 feet, through a central angle of 06°58'28", having a radius of 7540.00 feet, the long chord which bears N 86°40'19"E, 917.25 feet;

THENCE S 00°26'33"E, at 4.05 feet, passing the northwest corner of Lot 2, Block 1, Dyer Addition, an addition to said City of Fort Worth by plat recorded in Cabinet A, Slide 9778, said County Records, in all, a total distance of 1128.54 feet, with the west line of said Lot 2, to an "ell" corner in the north line of that tract of land described by deed to Tarrant Regional Water District (TRWD), recorded in Instrument Number D219145326, said County Records;

THENCE S 89°06'16"W, 33.73 feet, to an "ell" corner in said north line;

THENCE N 00°20'18"W, 807.04 feet, to the most northerly corner of said TRWD tract;

THENCE with the west line of said TRWD tract, the following bearings and distances:

S 70°47'05"W, 123.84 feet;

S 58°59'42"W, 177.52 feet;

S 07°31'08"W, 90.56 feet;

S 30°26'39"W, 99.97 feet;

S 19°04'07"W, 166.95 feet;

S 28°52'25"W, 22.78 feet;

S 17°36'40"W, 334.44 feet;

S 12°59'39"W, 44.59 feet;

S 00°03'45"E, 493.57 feet;

THENCE S 89°48'20"W, 772.79 feet, departing said west line, to the east line of Beach Street (a variable width right-of-way);

THENCE with said east right-of-way line, the following bearings and distances:

N 00°11'40"W, 900.27 feet, to the south line of East Fourth Street (64 foot right-of-way);

N 89°07'09"E, 1.58 feet, with said east right-of-way line and said south right-of-way line;

N 00°19'25"W, at 64.18 feet, passing the north line of said East Fourth Street and the southwest corner of aforementioned Lot 18, Block 6, The Page Company's East Side Addition, in all, a total distance of 169.18 feet, to the northwest corner of said Lot 18;

THENCE N 89°07'09"E, at 312.60 feet, passing the northeast corner of Lot 24, said Block 6 and the west line of aforementioned Elliot Avenue, in all a total distance of 373.78 feet, to the aforementioned east line of said Elliot Avenue;

THENCE N 00°17'05"W, 512.31 feet, with said east right-of-way line, to the **Point of Beginning** and containing 1,364,624 square feet or 31.327 acres of land more or less.

"Integral Parts of this Document"

1. Description (2 Pages)
2. Exhibit (2 Pages)

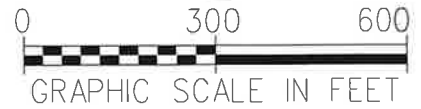
"This document was prepared under 22 Texas Administrative Code 138.95(5), does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the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



TBPELS - LS FIRM REG. NO. 10177700

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Baker's Subdivision of
The Page Company's
East Side Addition
Vol. 1481, Pg. 81
C.R.T.C.T.

Lot B-R, Baker's
Subdivision
Vol. 388-205, Pg. 17
C.R.T.C.T.

East 1st Street

Point of
Beginning

The Page Company's
East Side Addition
(2nd Filing)
Vol. 309, Pg. 3
C.R.T.C.T.
(SEE SHEET 4)

Current Zoning: "B"

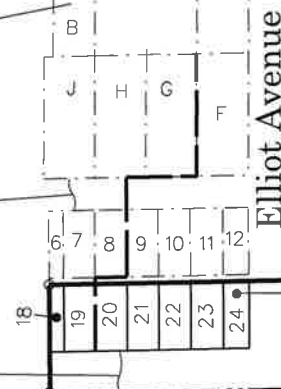
Current Zoning: "B"

Lot 1, Block 1
Dyer Addition
Cab. A, Sld. 9778
C.R.T.C.T.

Current Zoning: "K"

Chenault
Street

East 4th
Street



31.327 Acres

Proposed Zoning: "D"

R. Cross Survey
Abstract No. 304

Current Zoning: "K"

Lot 2, Block 1
Dyer Addition
Cab. A, Sld. 9778
C.R.T.C.T.

Approx. Zoning Line

Beach Street

Current Zoning: "B"

Current Zoning: "B"
Tarrant Regional Water District
Inst. # D219145326
C.R.T.C.T.
Condemnation No.
2017-006467-3

Approx. Zoning
Line (Typ.)

Current Zoning: "J"
Tarrant Regional Water District
Inst. # D219145326
C.R.T.C.T.
Condemnation No.
2017-006467-3

Approx. Zoning Line

Current Zoning: "J"

R.C. Bowen
Vol. 1740, Pg. 448
C.R.T.C.T.

Patricia Bowen Featherngill, LLC,
R.W. Bowen, LLC,
Pamela B. Anderson, LLC,
& Bowen Trail, LLC
Inst. # D206189806 (Tract 9)
C.R.T.C.T.

Wyatt Hans &
Callan Hans-Brown
Inst. # D214267919 (Tract 4)
C.R.T.C.T.

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EXHIBIT FOR ZONING OF

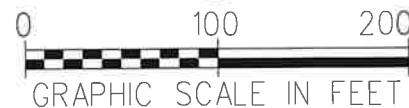
31.327 Acres of Land

Situated in the Robert Cross Survey, Abstract Number 304,
City of Fort Worth, Tarrant County, Texas.

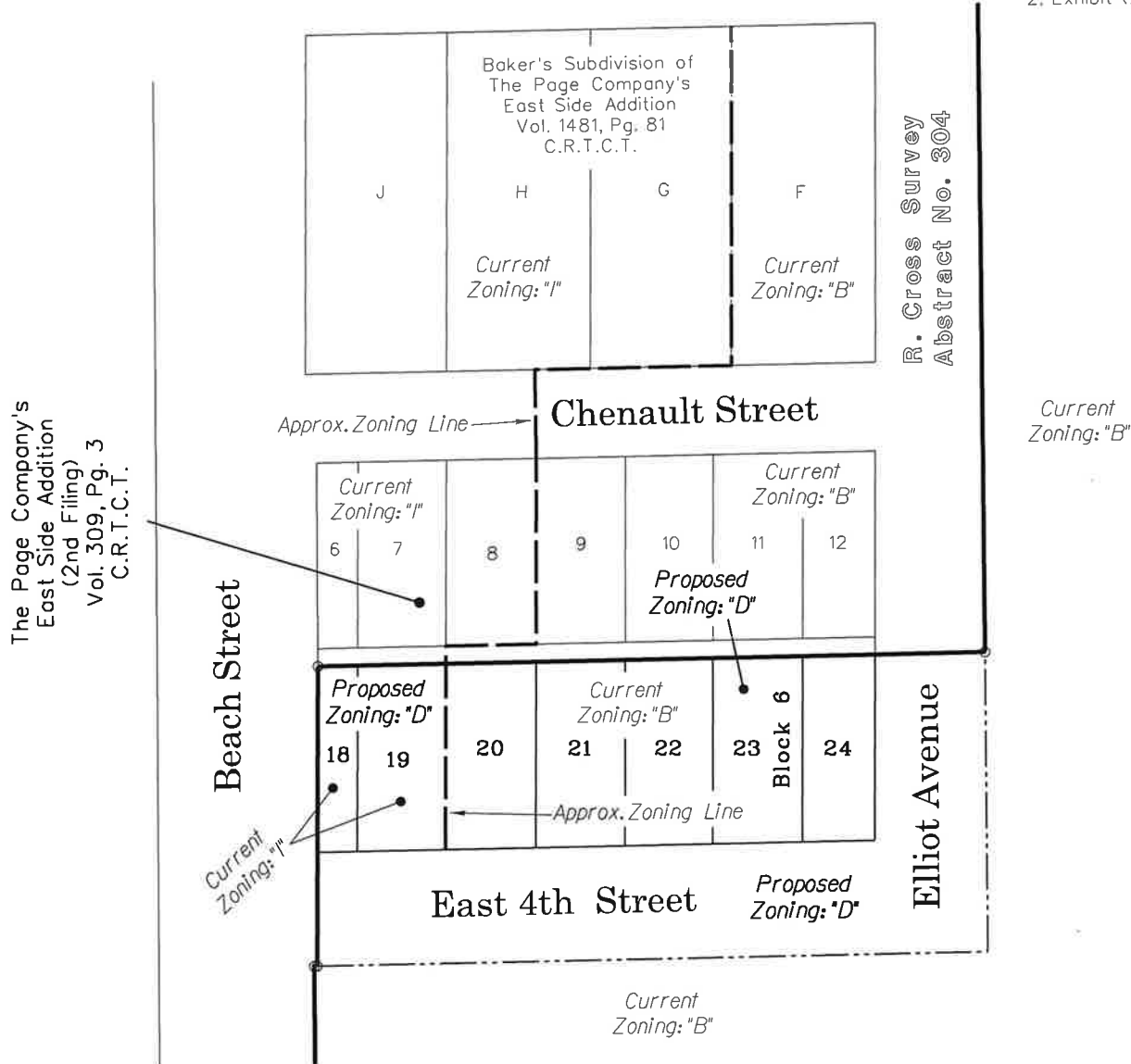
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB #	0049719.00	DRAWN BY:	TBR	CHECKED BY:	TAB/BT	DATE:	11-20-2024	PAGE #	3 of 4
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"This document was prepared under 22 Texas Administrative Code 138.95(5), does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in realproperty except those rights and interests implied or established by the creation or reconfiguration of the boundary of the politicalsubdivision for which it was prepared."



"Integral Parts of this Document"
1. Description (2 Pages)
2. Exhibit (2 Pages)



PELTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

EXHIBIT FOR ZONING OF
31.327 Acres of Land
Situated in the Robert Cross Survey, Abstract Number 304,
City of Fort Worth, Tarrant County, Texas.

JOB #	0049719.00	DRAWN BY:	TBR	CHECKED BY:	TAB/BT	DATE:	11-20-2024	PAGE #	4 of 4
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Requirement	D Standards	Proposed PD/D (Provided per site plan)
Density	Maximum 32 units per acre	10 units per acre
Height	Maximum height of 36'	10' 1" top plate height
Required Yards	Front Yard: 20' Min	<u>Front Yard:</u> Beach Street: 20' provided building setback
	Rear Yard: 5' Min	<u>Rear Yard:</u> 30' provided building setback
	Interior Side Yard: 5' Min	<u>Side Yard:</u> 20' provided building setback
	Corner lot side yard: 10' Min adjacent to street	Side Yard: East 1st Street: 20' provided building setback
	Setback Adjacent to one or two-family residential districts:	
	- Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum	
	- 1:1 setback with a 10 foot minimum setback for one-story garages and carports	
	- 20 foot minimum setback for dumpster enclosures and one-story accessory structures	
Buffer yard	Where adjacent to one or two-family district, a five foot buffer yard and minimum six foot screen fence shall be placed on the property line and should be landscaped per point system	No bufferyard plantings proposed, as the units private backyards back up to the screening fence. (requires Development Regulation Standard)
Fences	Fences shall not be located in the area between building facades and the property line. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screen fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed	Fences shown between buildings and ROW along East 1st Street and Beach Street
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 619 Spaces	Complies: 657 provided
Open Space	35% Minimum	42.7% Provided - Applicant is meeting this percentage by revising the way open space is calculated-- using the definition in Ch. 9 rather than the open space regulations within "D"
Landscaping	Must meet 20 points of enhances landscaping	Meets 20 points of Enhanced Landscaping
Urban Forestry	Must comply with 6.302(g) Urban Forestry ordinances requirements	Minimum 10% tree canopy preservation proposed. Additional plantings (min. 1 tree per unit = 308 trees) proposed.
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	A few buildings do not have longest sides against East 1st Street and Beach Street
Façade Variation	Must meet selection of façade variation elements	Will be reviewed upon building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (Requires Development Regulation Standard)