



# NEIGHBORHOOD GROUP NOTICES

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

You may:

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

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

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

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

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

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

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

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

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

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

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

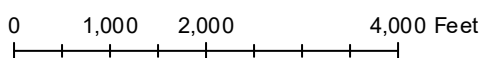
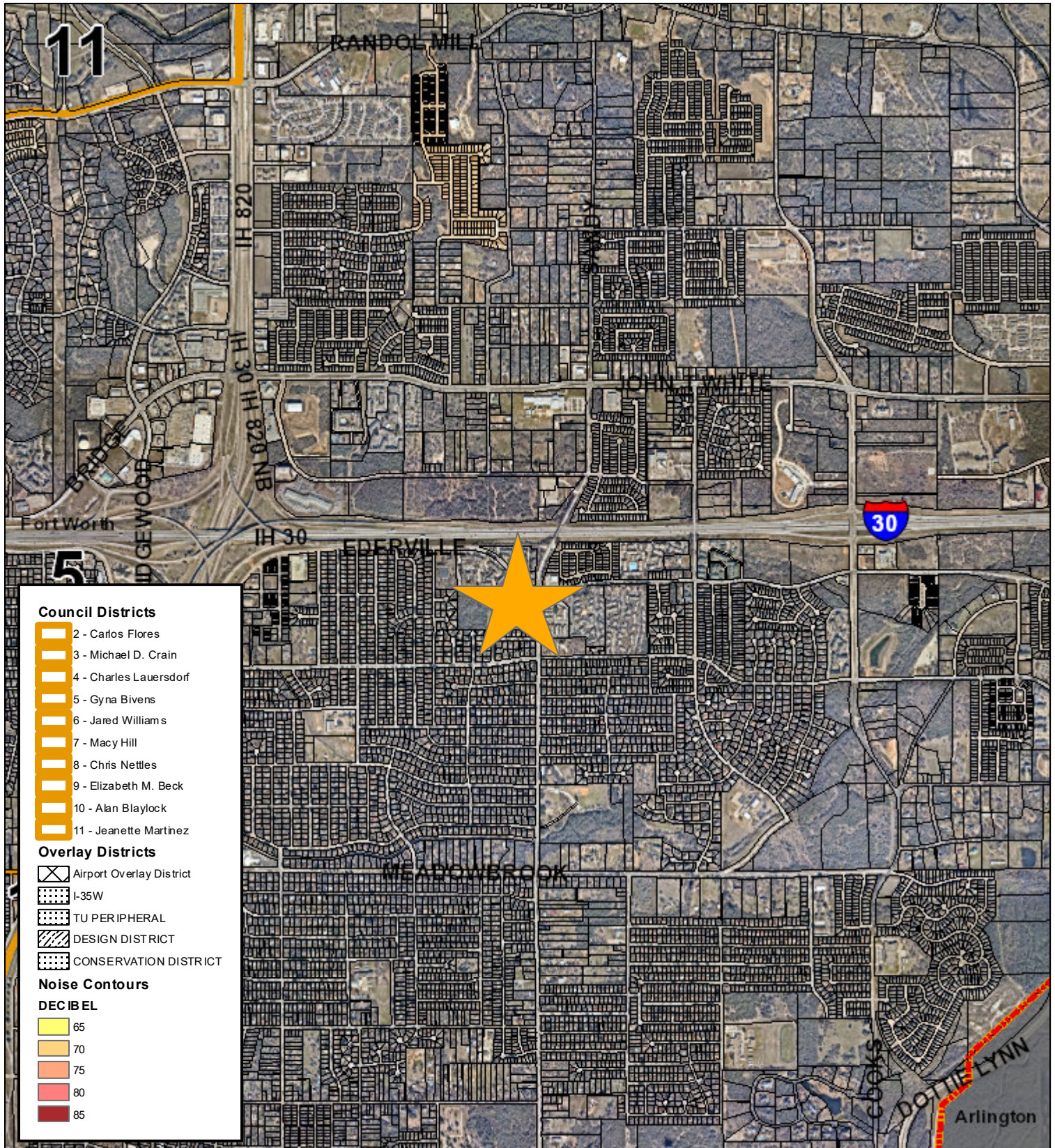
## Aerial Photo Map



0 95 190 380 Feet



### Area Map

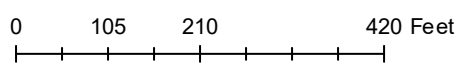
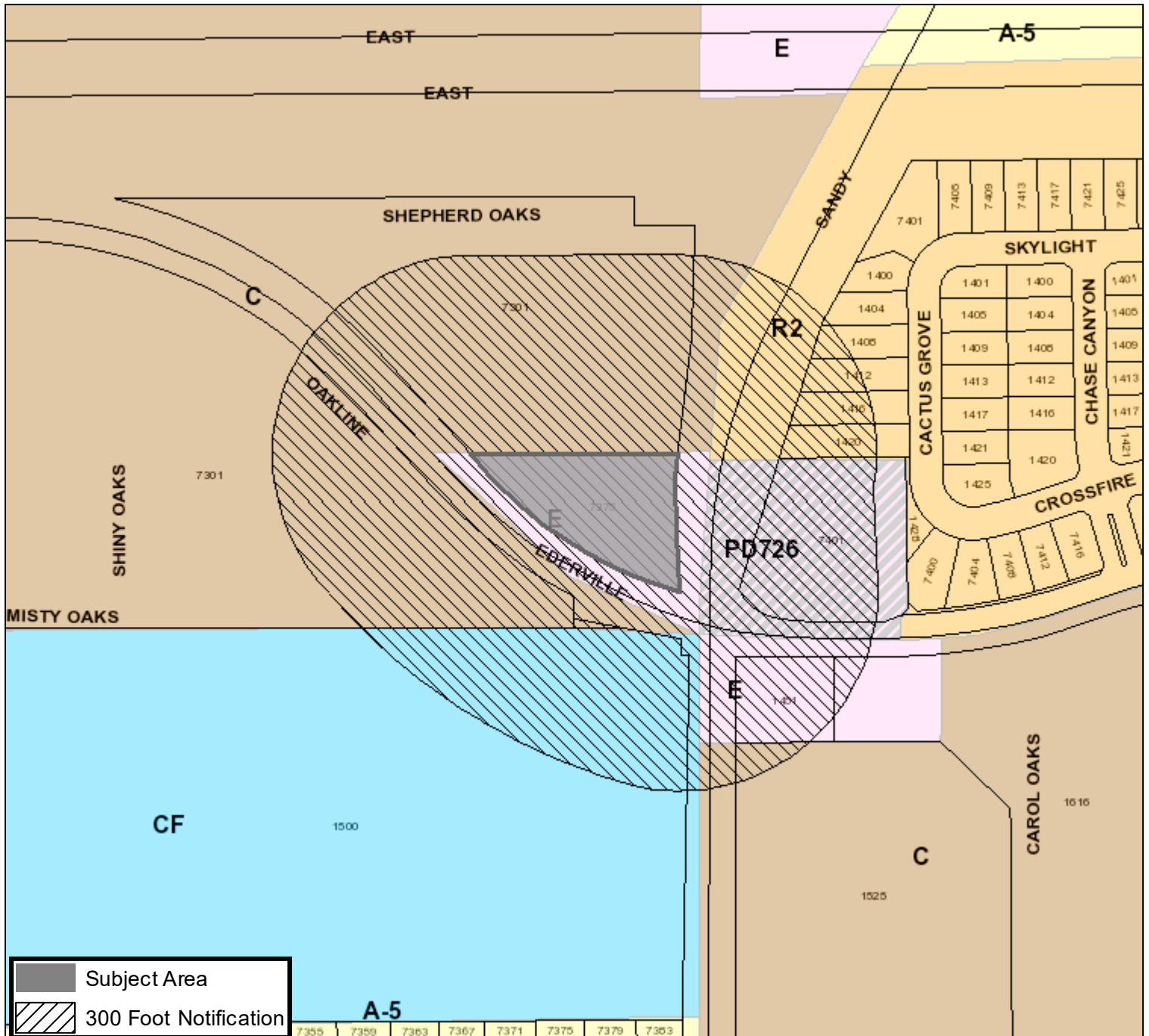




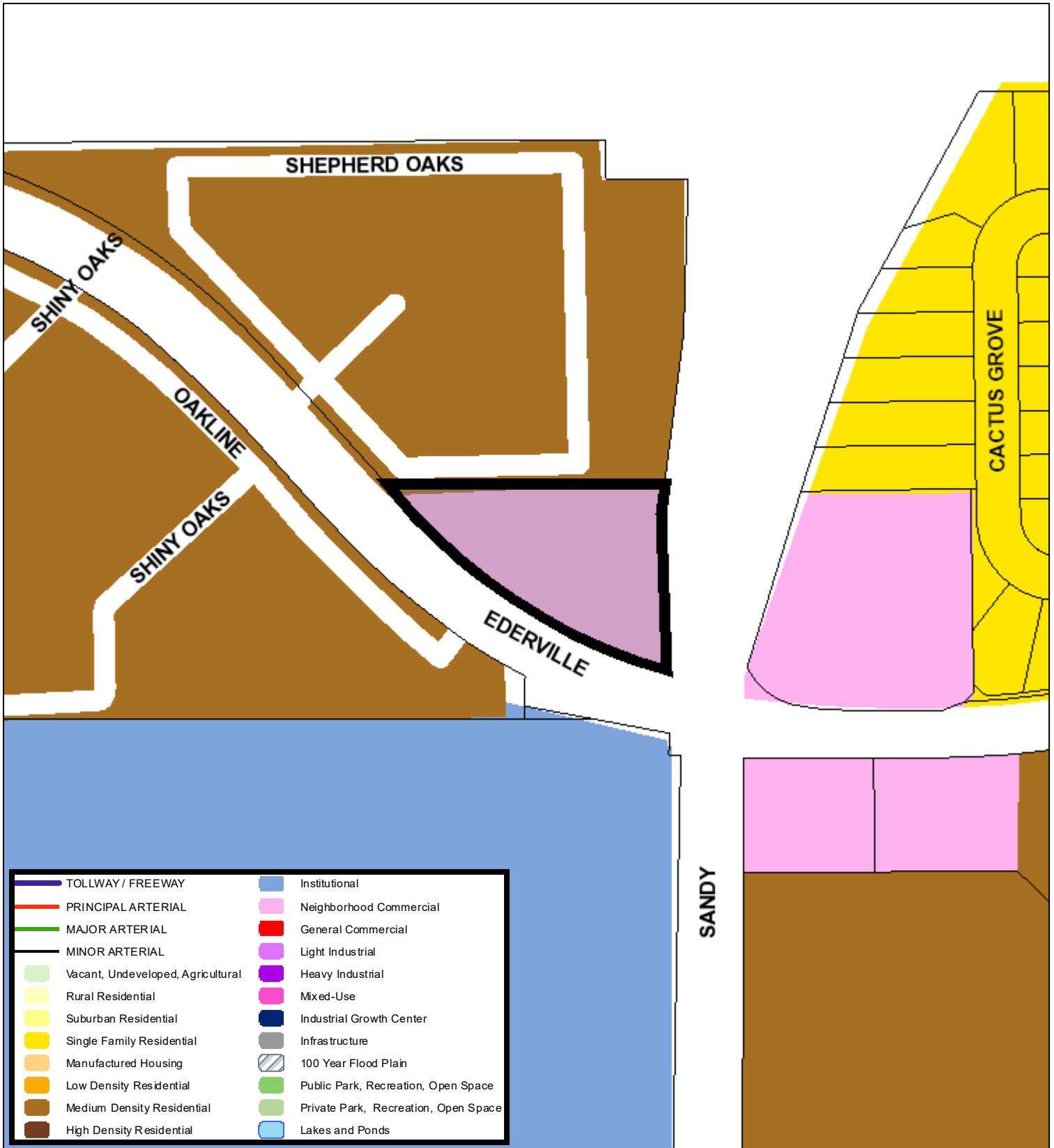
ZC-24-094

# Area Zoning Map

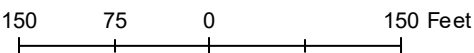
Applicant: Sky Eagle Venture LLC/Pradip Nyaupane  
 Address: 7365-7375 (odds) Ederville Road  
 Zoning From: E  
 Zoning To: F  
 Acres: 0.90771213  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 10/8/2024  
 Contact: 817-392-8043



### Future Land Use



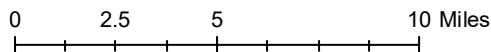
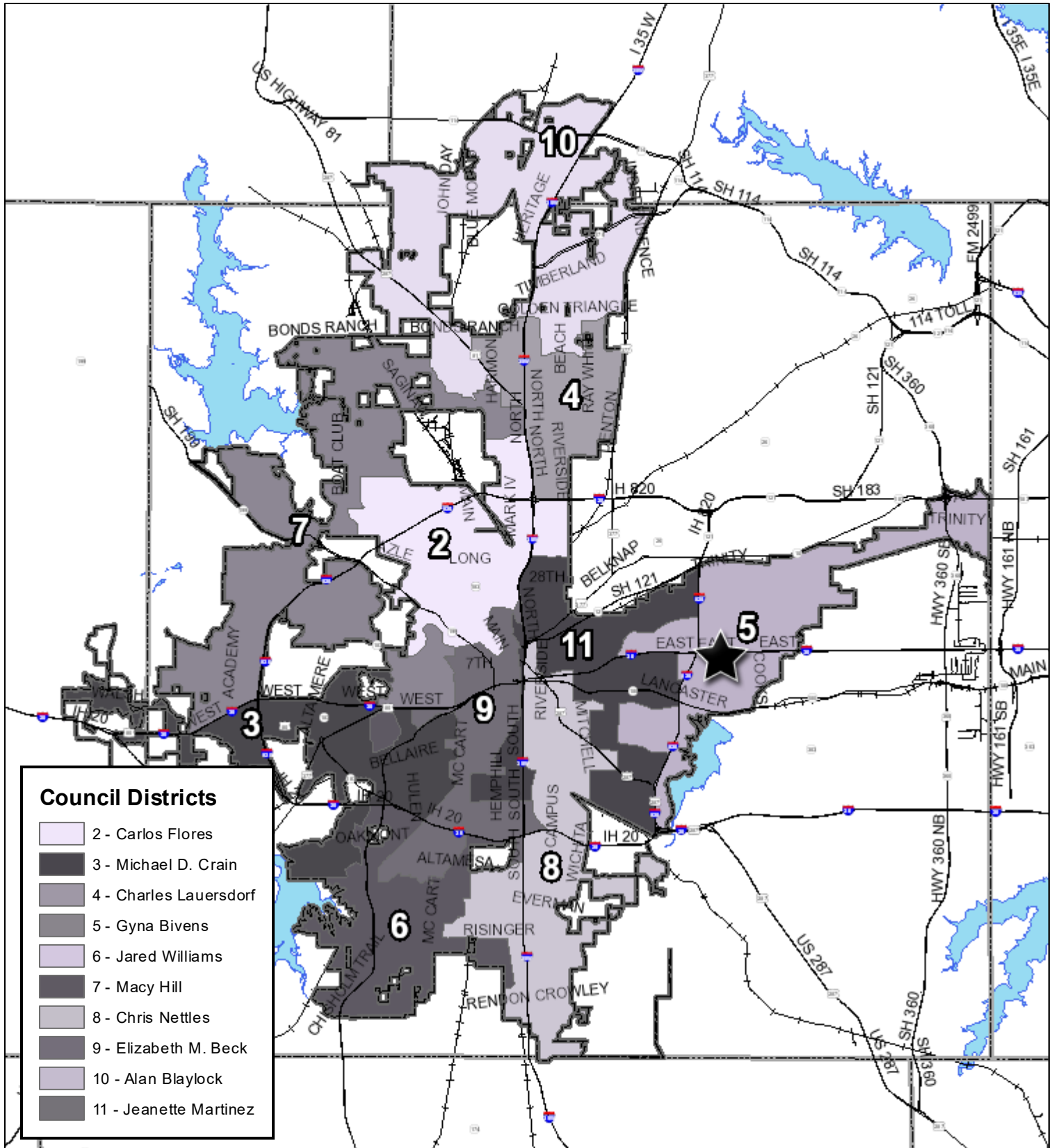
 TOLLWAY / FREEWAY	 Institutional
 PRINCIPAL ARTERIAL	 Neighborhood Commercial
 MAJOR ARTERIAL	 General Commercial
 MINOR ARTERIAL	 Light Industrial
 Vacant, Undeveloped, Agricultural	 Heavy Industrial
 Rural Residential	 Mixed-Use
 Suburban Residential	 Industrial Growth Center
 Single Family Residential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



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 SKY EAGLE VENTURE LLC

Mailing Address 7375 Ederville Road City, State, Zip Fort Worth, TX 76112

Phone 469-346-6211 Email sky.eagle.venture@gmail.com

APPLICANT PRADIP NYAUPANE

Mailing Address 1901 Chittam Drive City, State, Zip Eukiss TX 76112

Phone 469-346-6211 Email sky.eagle.venture@gmail.com

AGENT / OTHER CONTACT \_\_\_\_\_

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

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): 7375/7371 Ederville rd, Ft worth TX 76112

Total Rezoning Acreage: 0.86  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): SHEPHERD OAKS ADDITION, # 1/2

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: 0.86 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: 0.86 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 (no change to development standards or waivers) <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): E Proposed Zoning District(s): F

Current Use of Property: Retail

Proposed Use of Property: Retail with smoke & tobacco shop

#### 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.

→ I like to change Zone E to F

→ Reason For Rezoning is to get Retail space with smoke and tobacco shop in there

## ADDITIONAL QUESTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**SIGN INSTALLATION AUTHORIZATION**

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

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

Owner's Name (Printed): SKY EAGLE VENTURE LLC / Pradip Nyaupane

**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) \_\_\_\_\_ 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:

\_\_\_\_\_ (CERTIFIED LEGAL DESCRIPTION)

\_\_\_\_\_  
Owner's Signature (of the above referenced property)

\_\_\_\_\_  
Applicant or Agent's Signature

\_\_\_\_\_  
Owner's Name (Printed)

\_\_\_\_\_  
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.
  - o *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:

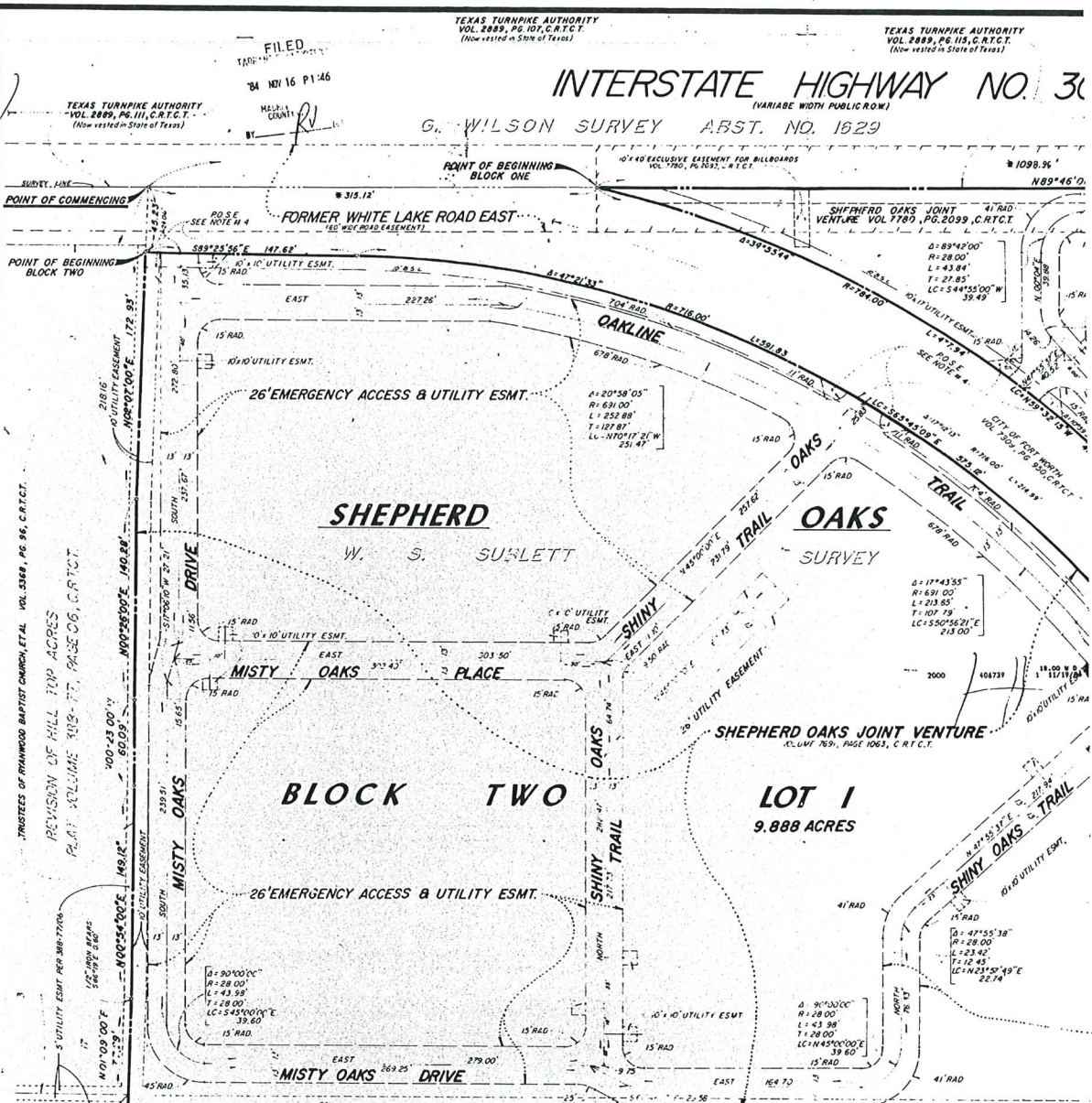
- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

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.**

PLAT RECORD VOLUME 388 179

60



TEXAS TURNPIKE AUTHORITY  
VOL. 2889, PG. 107, C.R.T.C.  
(Now vested in State of Texas)

**INTERSTATE HIGHWAY NO. 30**  
(VARIABLE WIDTH PUBLIC ROW)

G. WILSON SURVEY ABST. NO. 1629

TEXAS TURNPIKE AUTHORITY  
VOL. 2889, PG. 113, C.R.T.C.  
(Now vested in State of Texas)

TRUSTEES OF RAINWOOD BAPTIST CHURCH, ET AL  
VOL. 4588, PG. 96, C.R.T.C.

REVISION OF HILL TOP ACRES  
PLAT VOLUME 388-77, PAGE 06, C.R.T.C.

THE STATE OF TEXAS  
COUNTY OF TARRANT

COUNTY OF TARRANT  
STATE OF TEXAS

NOTARY PUBLIC  
Medwin H. Hoffman  
DARRANT COUNTY, TEXAS

NOV 10 1984

HILL TOP ROAD EAST  
WEST  
1012.95'

PLAT VOLUME 388-56, PAGE  
VOL. 4514, PG. 212, C.R.T.C.

TRACT TWO  
COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SHEPHERD OAKS DRIVE AND THE WEST LINE OF SHEPHERD OAKS DRIVE AND BEING A PORTION OF THE PROPERTY DESCRIBED IN PLAT VOLUME 388-77, PAGE 06, C.R.T.C. SAID TRACT BEING THE INTERSECTION OF THE EAST LINE OF SAID ROAD WITH THE EAST LINE OF INTERESTED PARTY AND IS A PUBLIC RIGHT OF WAY.

TRACT ONE  
COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SHEPHERD OAKS DRIVE AND THE WEST LINE OF SHEPHERD OAKS DRIVE AND BEING A PORTION OF THE PROPERTY DESCRIBED IN PLAT VOLUME 388-77, PAGE 06, C.R.T.C. SAID TRACT BEING THE INTERSECTION OF THE EAST LINE OF SAID ROAD WITH THE EAST LINE OF INTERESTED PARTY AND IS A PUBLIC RIGHT OF WAY.

THE STATE OF TEXAS  
COUNTY OF TARRANT

NOTARY PUBLIC  
Medwin H. Hoffman  
DARRANT COUNTY, TEXAS

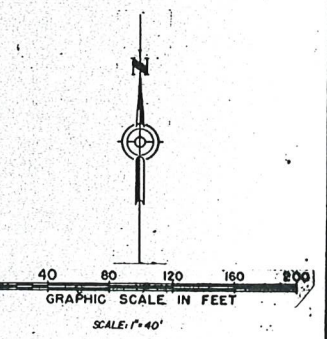
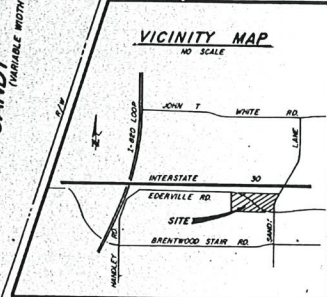
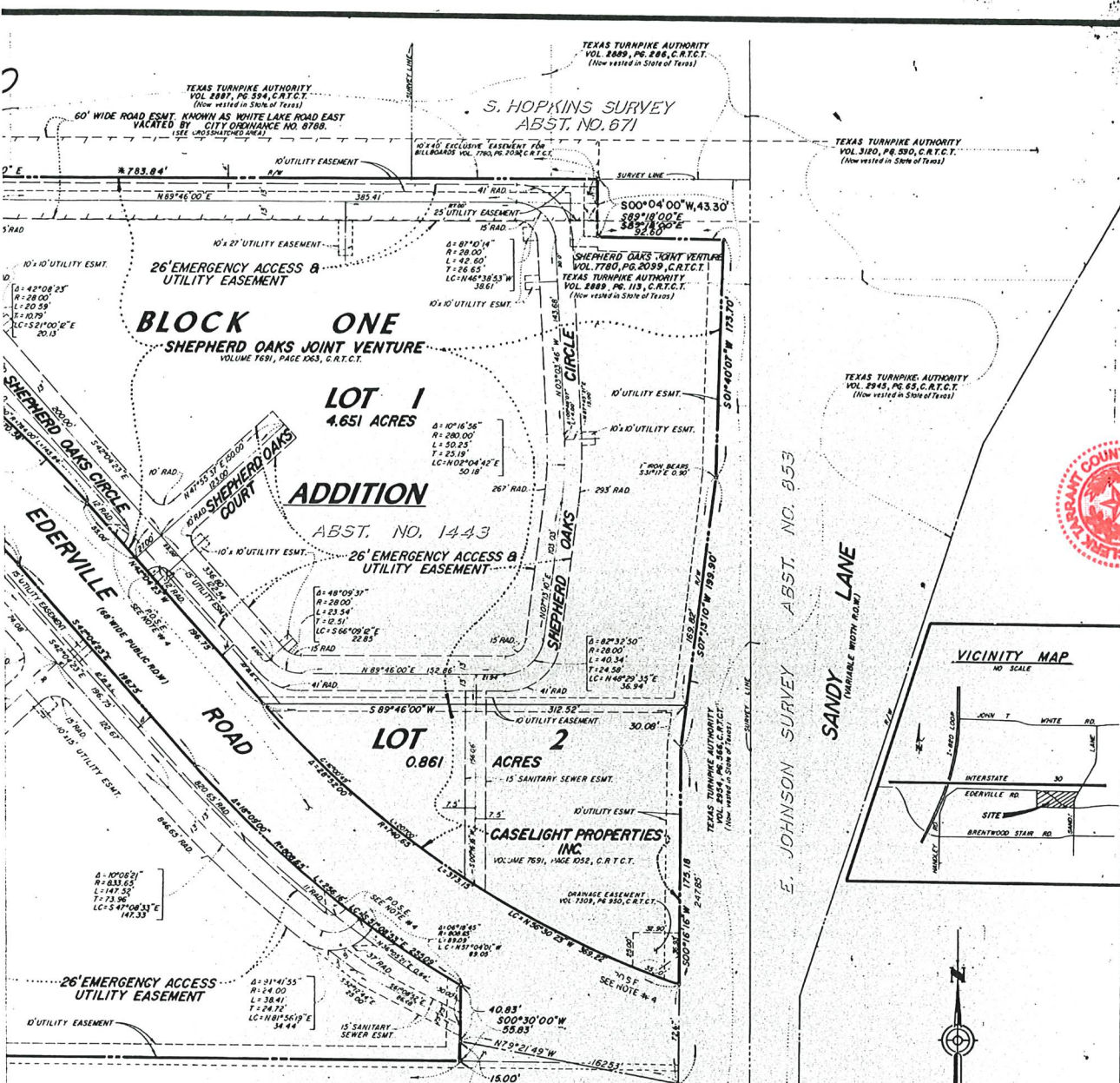
NOV 10 1984



TRUE AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS  
MARY LOUISE NICHOLSON, COUNTY CLERK

Carter & Burgess, Inc.  
ENGINEERS • PLANNERS  
1100 MARION STREET, FORT WORTH, TEXAS 76102 (817) 335-2811  
6200 HILLS ROAD, SUITE 216, HOUSTON, TEXAS 77061 (713) 734-6689

A CORRECTED PLAT OF  
BLOCK ONE, LOT 1 AND 2 & BLOCK TWO, LOT 1, SHEPHERD OAKS JOINT VENTURE  
AN ADDITION TO THE CITY OF FORT WORTH AND SITUATED IN THE W.  
ABSTRACT NO. 1443, TARRANT COUNTY, TEXAS.



26, C.R.T.C.T.  
 CHECKED BY *RV*  
 SHEPHERD OAKS JOINT VENTURE  
 PROJECT MANAGER  
 PRESIDENT  
 C.P. PROPERTIES, INC.  
 MESSING PARTNER  
 KASHY DUTT  
 NOTARY PUBLIC IN AND FOR  
 THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 10/13/17

CITY OF FORT WORTH TEXAS  
 CITY PLAN COMMISSION  
 NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.  
 PLAT APPROVED DATE: 11-16-84  
*Waldon D. Ward*  
 BY: *Joe B. Lewis*  
 SECRETARY

NOTES:  
 1. BUILDING PERMITS: NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNLESS THE PLAT IS FILED FOR THE CONSTRUCTION OF THE WATER AND SEWER MAINS, STREET LIGHTS AND PAYING UTILITY MAINS AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.  
 2. CURB AND GUTTERS: (5/8" IRON BEARS WITH PLASTIC CAP STAMPED "CITY OF FORT WORTH") ARE SET AS SHOWN BELOW.  
 3. BEARINGS ON THIS PLAT ARE BASED ON RECORDED PLAT OF HILLTOP CENTER ROAD AS FILED IN PLAT VOLUME 308/54, PAGE 26, COUNTY RECORDS, TARRANT COUNTY, TEXAS.  
 4. PUBLIC OPEN SPACE RESTRICTIONS:  
 a. NO STRUCTURE OR PART OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE TOP OF CURB INCLUDING BUT NOT LIMITED TO BUILDINGS, PORCHES, PATIOS, DECKS, STAIRS, OR OTHER STRUCTURES, SHALL BE PLACED OR CONSTRUCTED IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE RESTRICTIONS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY REGULATOR.  
 b. NO 100 YEAR FLOOD HAZARD IS SHOWN AFFECTING THIS TRACT ON FILED NO. 84 OF THE CITY OF FORT WORTH FLOOD HAZARD MAP. AN INDEPENDENT STUDY AND IMPROVEMENT PLAN IS IN THE HANDS OF THE CITY OF FORT WORTH REGARDING TO BEHIND IN THE HANDS OF THE SUBTRACT CERTIFICATION AS TO THE AFFECT OF THE RESULTS OF THE INVESTIGATION WILL BE ON THE SUBJECT TRACT WITHIN ONE YEAR FROM THE CITY OF FORT WORTH UPON THEIR ACCEPTANCE OF SAID PLAN.  
 5. THIS PLAT IS BEING CONSTRUCTED IN VIEW OF A FORMER PLAT RECORDED IN VOLUME 308-54, PLAT NO. 54, C.R.T.C.T. IN WHICH THE DISTANCES WERE INCORRECT AS NOW CORRECTLY SHOWN BY ATTACHED...

STATE OF TEXAS  
 COUNTY OF TARRANT  
 I, *Kashy Dutt*, Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears in my office.  
 My Commission Expires: 10/13/17

STATE OF TEXAS  
 COUNTY OF TARRANT  
 I, *Waldon D. Ward*, Secretary of the City of Fort Worth, Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears in my office.  
 My Commission Expires: 10/13/17

NOTES (continued):  
 6. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAYS, UNDERGROUND EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNER OF PRIVATE DRIVEWAYS, UNDERGROUND EASEMENTS, RECREATION AREAS AND OPEN SPACES AND SAID OWNER OF RECORD ON SAID ASSOCIATION AGREEMENT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF ASSOCIATION WITH FORTH IN THE FUTURE.  
 7. AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF CASELIGHT PROPERTIES, INC. AS RECORDED IN VOLUME 791, PAGE 1056, C.R.T.C.T., COUNTY RECORDS, TARRANT COUNTY, TEXAS, SAID EASEMENT IS NOT PLOTTABLE FROM RECORDS.  
 COUNTY OF TARRANT  
 STATE OF TEXAS  
 I, *Marianne Hiffman*, County Clerk, do hereby certify that this instrument was filed on this day of *NOV 16 1984* in the Public Records and in the County Clerk's Office of Tarrant County, Texas, in accordance with the laws of this State.  
 TARRANT COUNTY, TEXAS  
 COUNTY CLERK  
 TARRANT COUNTY, TEXAS  
 TYPICAL PUBLIC OPEN SPACE EASEMENT DETAIL

SHEPHERD OAKS ADDITION  
 S. SUBLETT SURVEY,

PROJECT NO.	25192-03	DATE	REVISIONS
DRAWN BY	D.L.O.	11-5-84	REVISOR DISTANCE AS NOTED BY A.S.T.A.R.I.S.M. - W
APPROVED BY	R.L.D.		
DATE	OCT, 1983		

A CERTIFIED COPY,  
 8-5-2024  
 ATTEST:  
 MARY LOUISE NICHOLSON, County Clerk  
 Tarrant County, Texas  
 BY: *Racey Johnson* Deputy



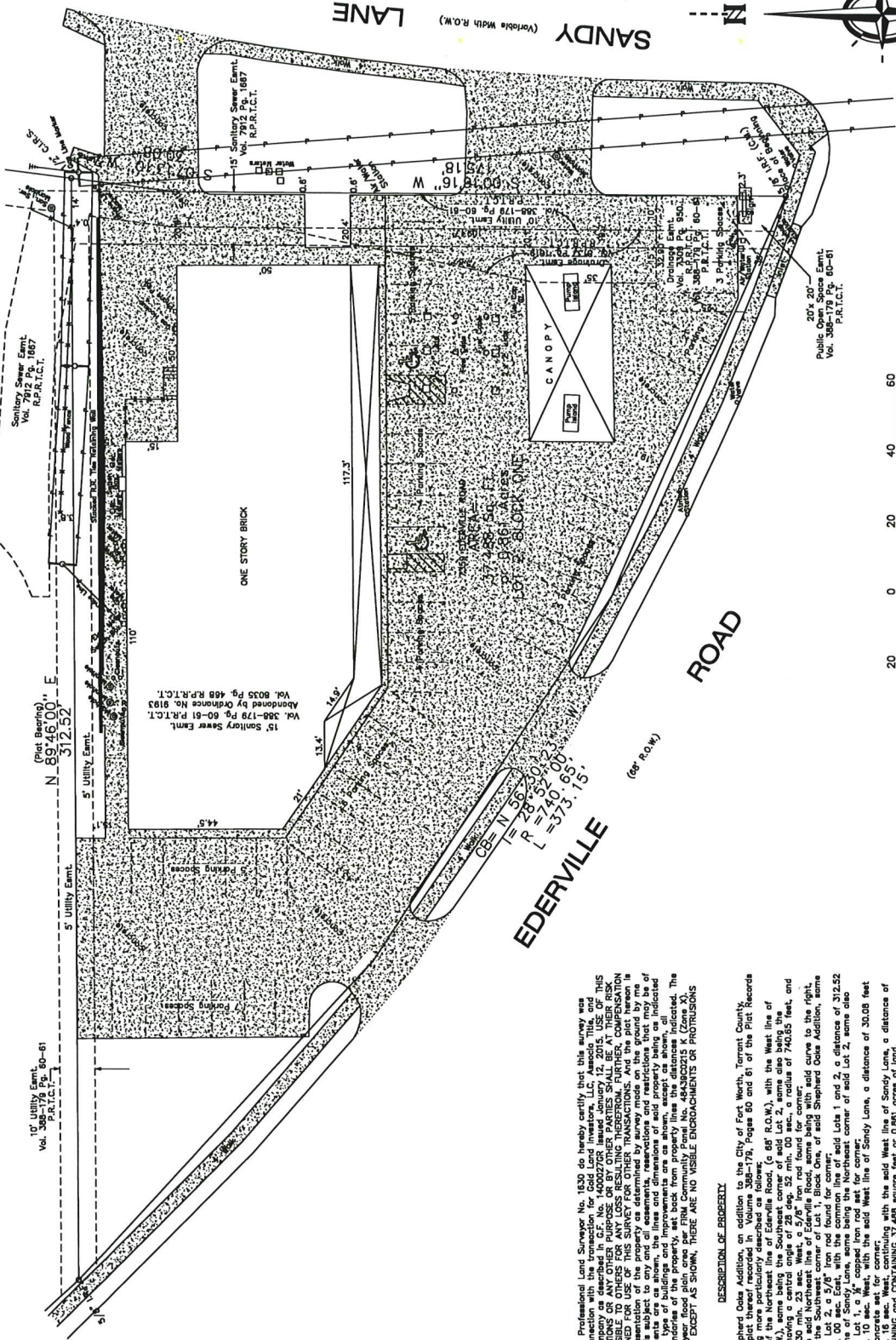
PLAT RECORD VOLUME 388-178

61

**LEGEND**

- CONCRETE PAVEMENT
- IRON ROD FOUND
- CAPPED IRON ROD SET
- CONTROL MONUMENT
- Real Property Record, Tarrant County, Texas
- Plot, R.P.R.T.C.T.
- Plot Record, Tarrant County, Texas
- FENCE LINE
- POWER LINE
- CITY ANCHOR
- POWER POLE W/IF CROSS ARM

LOT 1



**EDERVILLE ROAD**

**SANDY LANE**  
(Variable Width R.O.W.)

STATE OF TEXAS  
COUNTY OF TARRANT

I, Ben D. Rychlik, Registered Professional Land Surveyor No. 1630 do hereby certify that this survey was performed in accordance with the Surveyor's Oath and the laws of the State of Texas, and that the same is a true and correct representation of the land and improvements thereon as shown, except as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated. The map was reviewed and approved by me on September 25, 2009. EXCEPT AS SHOWN, THERE ARE NO VESSEL ENCROACHMENTS OR PROTRUSIONS APPARENT ON THE GROUND.

**DESCRIPTION OF PROPERTY**

Block One, of Shepherd Oaks Addition, in addition to the City of East North Tarrant County, Texas, according to the corrected plat thereof recorded in Volume 388-179, Pages 80 and 81 of the Plat Records of Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at the intersection of the Northeast line of Ederville Road, (c 66' R.O.W.), with the West line of Sandy Lane, a distance of 117.5 feet, South 07 deg. 13 min. 10 sec. West, with the said West line of Sandy Lane, a distance of 30.08 feet to a curved bearing of North 56 deg. 30 min. 23 sec. West, a 2/9" iron rod found for corner, and survey to the right, beginning of a curve to the right having a central angle of 28 deg. 52 min. 00 sec., a radius of 740.85 feet, and an arc distance of 373.15 feet to the Southwest corner of Lot 1, Block One, of said Shepherd Oaks Addition, same being the Northeast corner of said Lot 2, a 2/9" iron rod found for corner.

**THENCE** North 89 deg. 46 min. 00 sec. East, with the common line of said Lots 1 and 2, a distance of 312.52 feet to the Southeast corner of said Lot 1, a 1/4" capped iron rod set for corner.

**THENCE** South 07 deg. 13 min. 10 sec. West, with the said West line of Sandy Lane, a distance of 30.08 feet to the Southeast corner of said Lot 1, a 1/4" capped iron rod set for corner.

**THENCE** South 00 deg. 16 min. 18 sec. West, continuing with the said West line of Sandy Lane, a distance of 175.18 feet to the **PLACE OF BEGINNING** and **CONTAINING** 37,488 square feet or 0.861 acres of land.

*Ben D. Rychlik*  
Ben D. Rychlik

R.P.L.S. No. 1630

**SURVEYING ASSOCIATES**  
1018 SOUTH BECKLEY AVE.



PHONE (214) 948-3324  
FAX (214) 948-7540  
Email: brychlik@swbell.net



DRAWN BY  
SYM L.  
15-118-L  
JOB NO.



January 29, 2016

## New Address Assignments

**Lot Address:** 7375 Ederville Road (DO NOT DELETE)

**New Addresses:** 7365, 7369, 7371, 7373, and 7375 Ederville Road

**Legal Description:** Shepherd Oaks Addition Block 1, Lot 2

**TAD Account #:** 5654432

The above address assignments are effective immediately. Please reference the attached site plan for a reference of the address.

**REMINDER:** City of Fort Worth Fire Code requires that identification of the address be visible from the street which the address is assigned to.

If you have any questions concerning this letter, please email Lt. Creed at [Robert.Creed@fortworthtexas.gov](mailto:Robert.Creed@fortworthtexas.gov).

*Lieutenant Robert Creed*

Fort Worth Fire Department – Addressing and Planning Unit

Marshal 28

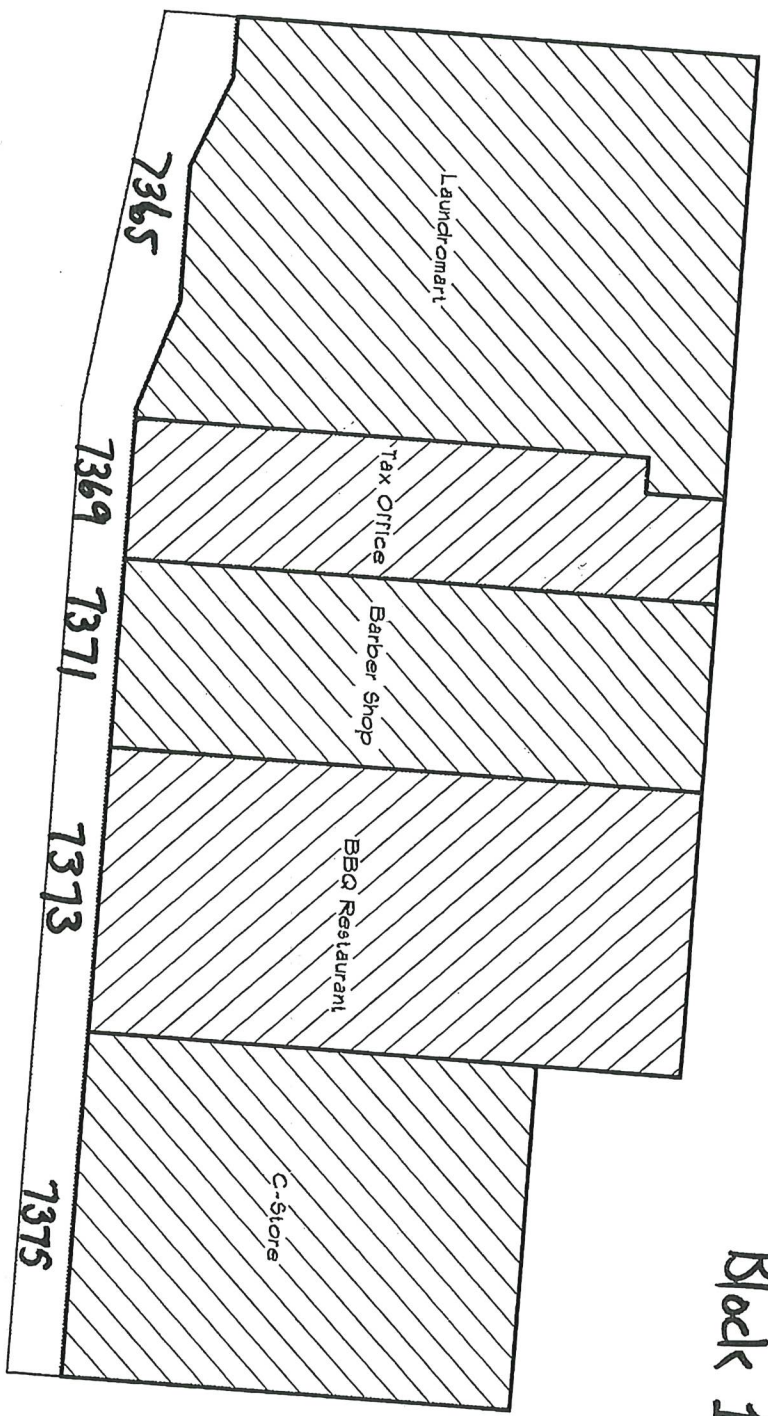
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FORT WORTH FIRE PREVENTION DIVISION

1000 Throckmorton Street, Fort Worth, Texas 76102 \* (817) 392-6033 Office \* (817) 392-6867 Fax  
01/29/2016 E-mail [Robert.Creed@fortworthtexas.gov](mailto:Robert.Creed@fortworthtexas.gov) 1:52 PM



Shepherd Oaks  
Addition  
Block 1 Lot 2



Ederville Road

F1

Sandy Lane