



# Neighborhood Notification

**Case Number: ZC-26-082**

**Council District: 2 – Carlos Flores**

## ZONING CHANGE REQUEST

**Owner/Applicant:** Brookhollow 1170, LP / Mojoy Haddad / Ofi Chito, Madeline Capshaw

**Site Location:** 5851 North Freeway

**Request:**

Current Zoning: "G/I-35W" Intensive Commercial / I-35W South Overlay District

Proposed: "I/I-35W" Light Industrial / I-35W South Overlay District

**Proposed Use:** Warehousing & distribution

**For More Information please contact:**

Case Manager

Lynn Jordan

817-392-7869

## Public Hearing Dates

<b>Zoning Commission</b>	July 8, 2026
<b>City Council</b>	August 11, 2026

## Public Notification

A zoning change is requested for the property shown on the attached maps. 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 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

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.

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

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

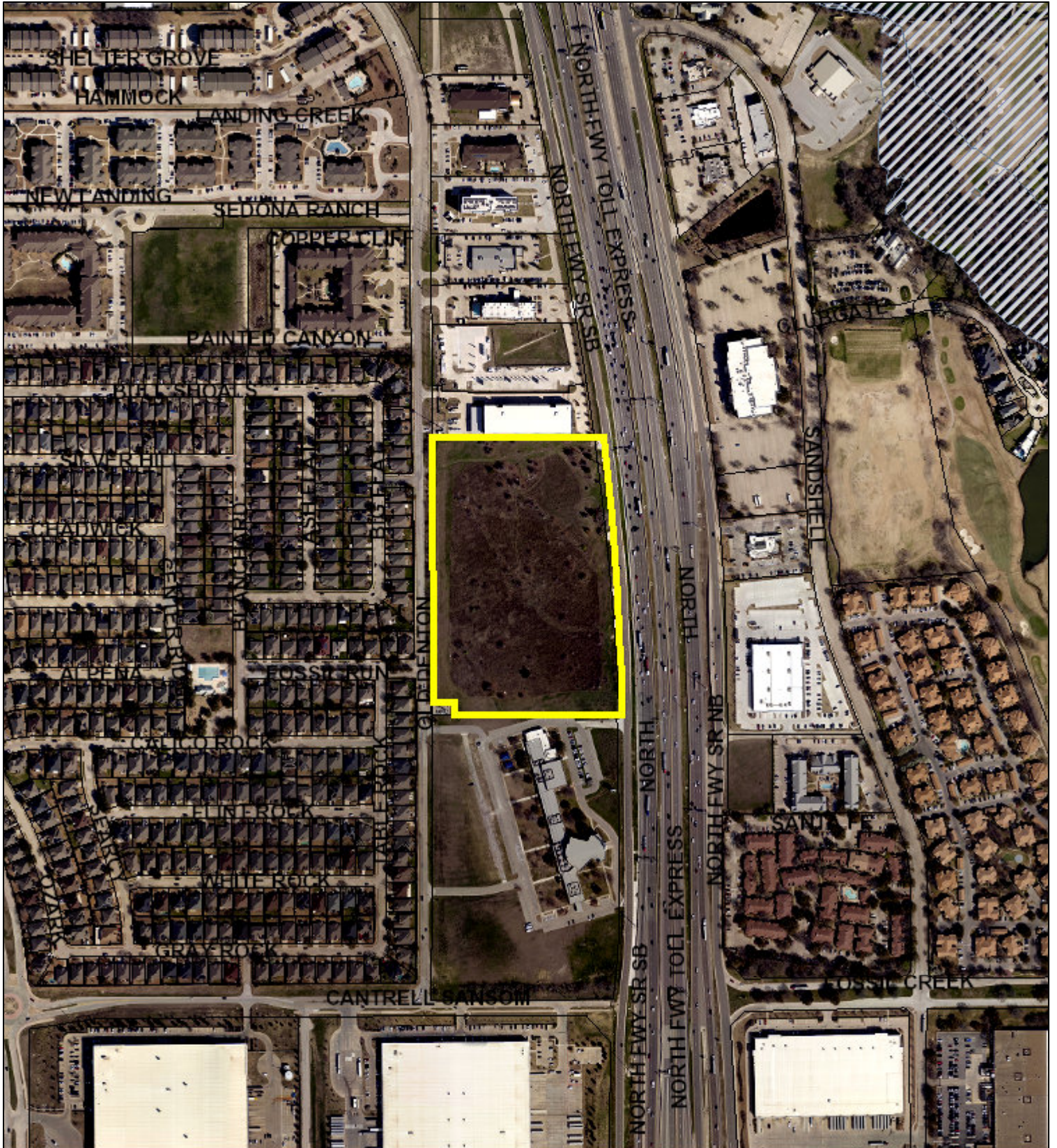


# Neighborhood Notification


## Organizations Notified


Organizations Notified	
Fairway Bend HOA	The Crossing at Fossil Creek HOA
Stoneglen at Fossil Creek HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD
Keller ISD	

## Aerial Photo Map



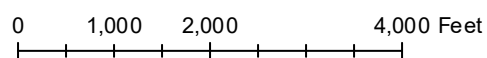
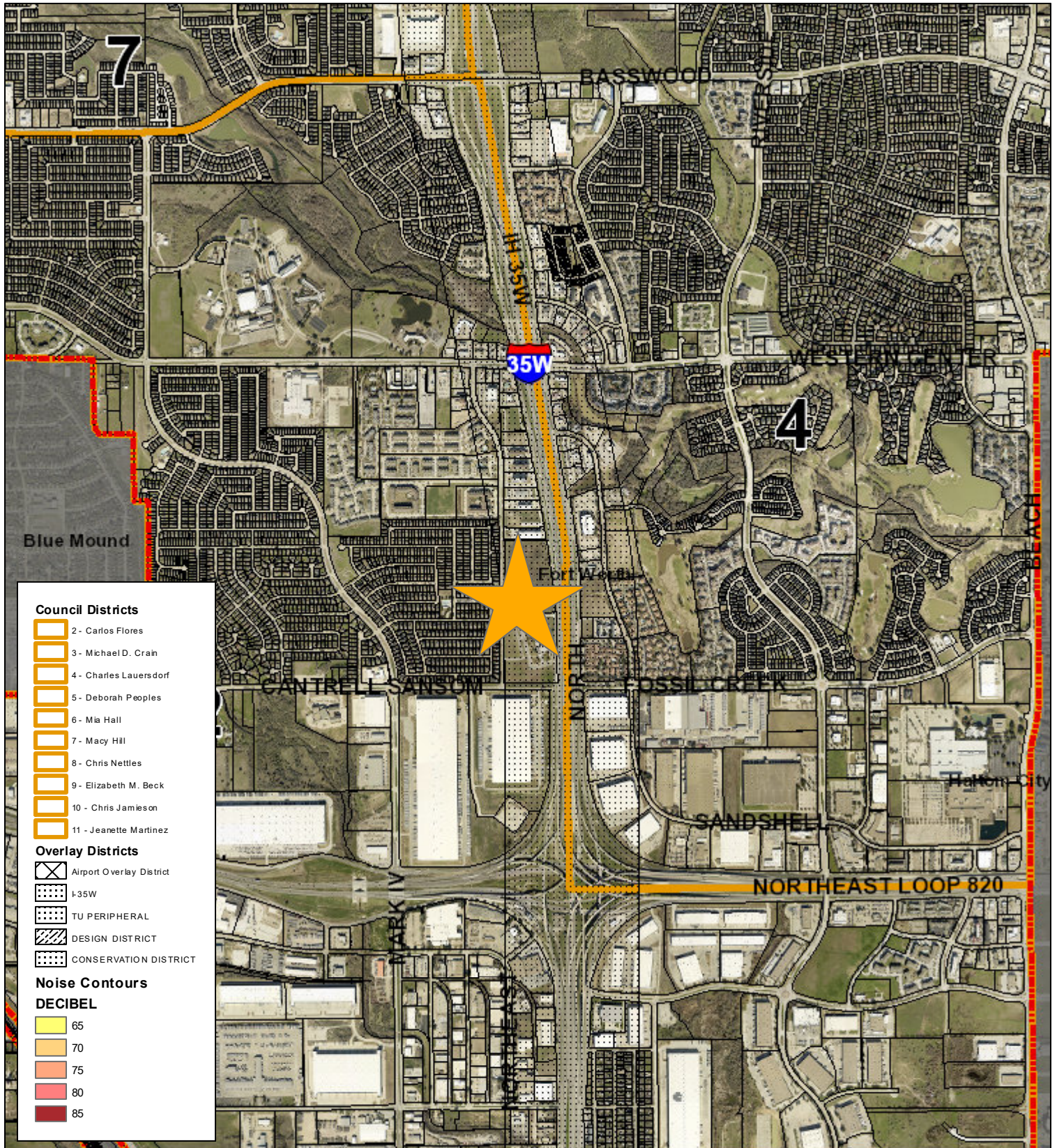
0 325 650 1,300 Feet

 FEMA 100 Year Flood Zone

 Non-FEMA City Flood Risk Areas

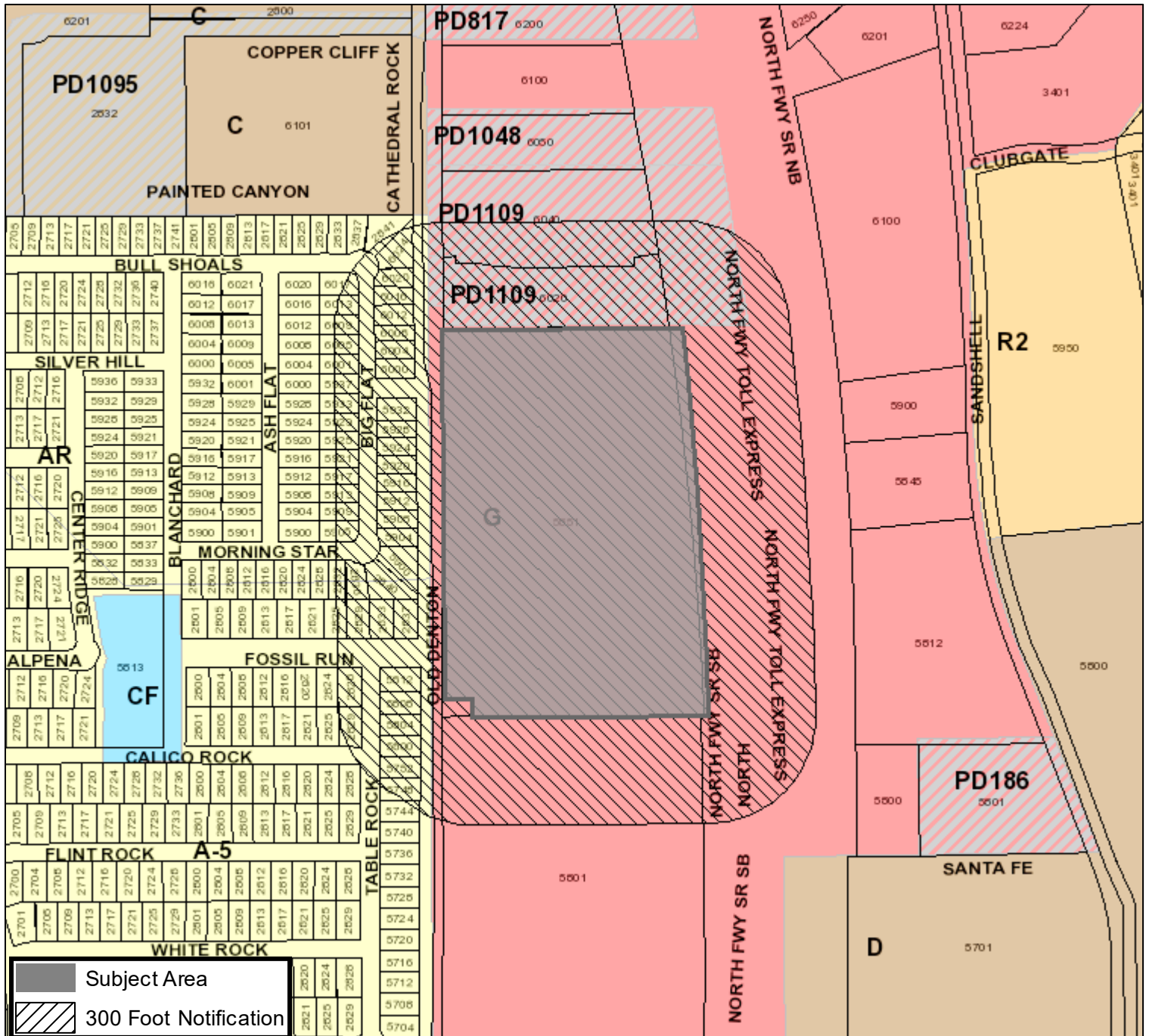




## Area Map

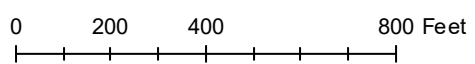


## Area Zoning Map

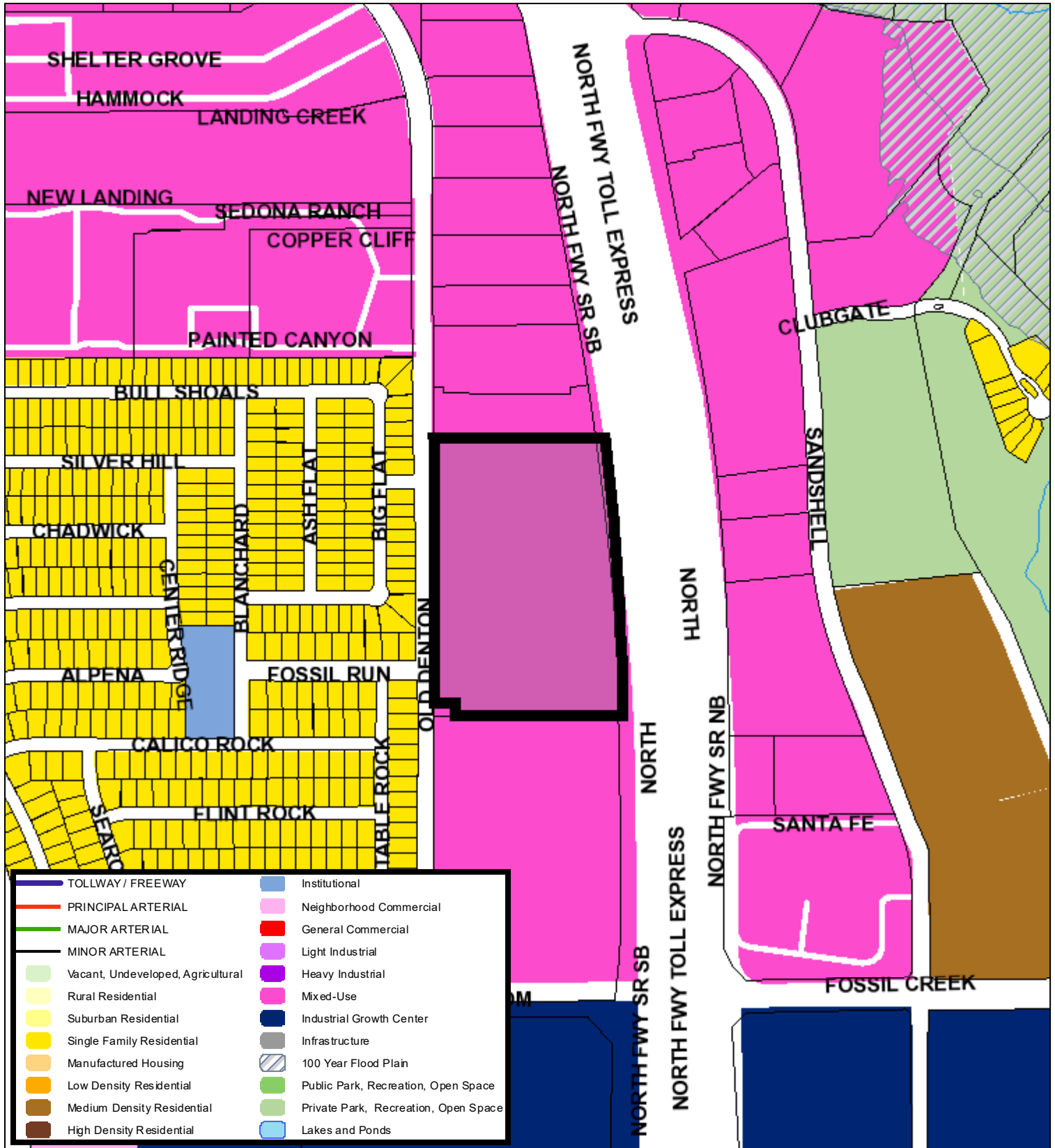
Applicant: Brookhollow 1170 LTD  
 Address: 5851 North Freeway  
 Zoning From: G/I-35W South Zone Overlay  
 Zoning To: I/I-35W South Zone Overlay  
 Acres: 17.521  
 Mapsco: Text  
 Sector/District: Far North  
 Commission Date: 7/8/2026  
 Contact: 817-392-7869



 Subject Area  
 300 Foot Notification



### Future Land Use



520 260 0 520 Feet

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





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** \_\_\_\_\_

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

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

**APPLICANT** Ofi Chito

Mailing Address 1008 Macon St, Suite 101 City, State, Zip Fort Worth, Texas 76102

Phone 817.214.8563 Email Madeleine@ofichito.com

**AGENT / OTHER CONTACT** Madeleine Capshaw - Ofi Chito

Mailing Address 1008 Macon St, Suite 101 City, State, Zip Fort Worth, Texas 76102

Phone 817.214.8563 Email Madeleine@ofichito.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): 5851 N FWY, Fort Worth, Texas

Total Rezoning Acreage: ± 17.5  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: 17.5205 acres

### APPLICATION TYPE

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

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

### DEVELOPMENT INFORMATION

Current Zoning District(s): G (Int. Comm.) Proposed Zoning District(s): I (Light Ind.)

Current Use of Property: Vacant

Proposed Use of Property: Light Industrial Buildings

~~For Planned Development (PD) Requests Only~~

~~First, reference Ordinance Section 4.300 to ensure your project qualifies for PD zoning. If so, complete the following:~~

~~Base Zoning District Proposed for PD: \_\_\_\_\_~~

~~Land Uses Being Added or Removed: \_\_\_\_\_~~

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

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

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

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

~~For Conditional Use Permit (CUP) Requests Only~~

~~Current Zoning of Property: \_\_\_\_\_~~

~~Additional Use Proposed with CUP: \_\_\_\_\_~~

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

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



## DETAILED PROJECT DESCRIPTION

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

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

The project site is approximately 17.5 acres located at 5851 North Freeway in the City of Fort Worth, fronting Interstate 35W. The property is currently zoned "G" Intensive Commercial and falls within the I-35 Overlay (South) District, which imposes supplemental design, screening, and development standards intended to enhance the visual quality of properties visible from the interstate corridor. The proposed development has been designed from the outset to meet and exceed the standards of the I-35 Overlay, with Class A architectural treatments, storefront glazing, canopies, and articulated façades oriented toward the public right-of-way, and with loading and service areas located behind the buildings so that they are naturally screened from view. The proposed use is Class A light industrial, which is not consistent with the property's current designation of Mixed Use on the Comprehensive Plan's Future Land Use Map.

While the Future Land Use Map currently designates this area as Mixed Use, the City's own guidance is that the FLU Map is an advisory policy document, and that land use decisions on individual properties should also consider the context of the surrounding area, the existing zoning pattern, and site-specific conditions that cannot be evaluated at the high-level mapping scale. Several such conditions weigh in favor of the requested zoning change for this site.

The surrounding context along this stretch of the I-35W corridor (North of 820 to Western Center) is dominated by commercial, flex, warehouse, and light industrial uses, with adjacent residential exposure to the west. Additionally, some of the surrounding developments also have undergone zoning changes to create Planned Development (PD) districts as recently as 2021, which were also not in conformance with the Comprehensive Plan's FLU designation of Mixed Use. The interstate frontage, combined with the depth and configuration of the parcel, makes it well-suited to employment-generating uses that benefit from highway visibility and access, and less well-suited to the vertically- or horizontally-integrated residential-and-retail mix typically envisioned under a Mixed Use designation.

The site's existing "G" Intensive Commercial zoning already permits a broad range of high-intensity commercial uses with operational characteristics comparable to, and in many cases more impactful than, the proposed Class A development, including outdoor display, vehicle-oriented uses, and uses with extended hours of operation. The requested light industrial designation, as proposed, would result in a lower-intensity built environment than what is currently entitled by right under "G," while introducing new tax-generating businesses to the area.

The project advances several broader Comprehensive Plan objectives even where it diverges from the specific FLU category, including the creation of employment-supporting space along an established freeway corridor, investment in a long-vacant tract, high-quality architectural treatment of a visible gateway site, and tax base growth on currently underutilized land. For these reasons, the applicant respectfully submits that the proposed Class A light industrial development is compatible with the surrounding land use pattern and with the broader policy goals of the Comprehensive Plan, and that rezoning of the site to "I" Light Industrial is appropriate notwithstanding the current Mixed Use FLU designation.

Per the included conceptual site plan exhibit for this request, this project is anticipated to consist of three, flex office/warehouse buildings totaling approximately 245,000 SF. The buildings will be "Class A" in nature with storefront glazing, canopies, and other architectural elements in view from the the public right of way, with the loading areas naturally screened by the buildings. The development is speculative in nature and does not yet have a specific user as of this time, however it is anticipated that the users of these size and shape of buildings are typically rooftop servicers for homes or office users that require more storage. Loading is internalized to the site, and the public-facing elevations are designed to read as Class A office, consistent with the design intent of the I-35 Overlay. The users tend to have more box trucks versus large 18-wheeler semi traffic.

## 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.](#)

**Note: This project was discussed with Mayor Pro Tem Flores on 2/19/26.**

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.

**Note: please see included correspondence from Crossing at Fossil Creek HOA President and Letter of Approval from North Fort Worth Baptist Church.**

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): by: Brookhollow Properties Inc its CEO  
[Signature] - pres.

Owner's Name (Printed): Brookhollow 1170, LTD

**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) Madeleine Capshaw, Ofi Chito 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:

J.A. Walker Survey, Abstract No. 1738, City of Fort Worth, Tarrant County, Texas, said (CERTIFIED LEGAL DESCRIPTION)  
17.5205 acre tract of land being the remainder of a called 18.580 acre tract of land conveyed to BROOKHOLLOW 1170,  
LIMITED PARTNERSHIP, by deed thereof filed for record in Volume 15351, Page 368, Deed Records, Tarrant County, Texas (D.R.T.C.T.)

[Signature] - pres.

Owner's Signature (of the above referenced property): pres. Brookhollow Properties Inc its CEO  
Brookhollow 1170, LTD

Owner's Name (Printed)

Madeleine Capshaw  
Digitally signed by Madeleine Capshaw  
DN: cn=Madeleine Capshaw, c=US, o=Ofi Chito,  
email=madeleine@ofichilo.com  
Date: 2026.06.01 13:41:46 -0500

Agent's Signature

Madeleine Capshaw

Applicant or Agent's Name (Printed):



## SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

### Items to be Shown on All Site Plans

#### Project Identification:

- Site Address and Legal Description
- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Vicinity map, north arrow, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

#### Site Conditions:

- Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

#### General Notes:

The following notes should be included on all site plans:

- This project will comply with [Section 6.301, Landscaping](#).
  - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)*
- This project will comply with [Section 6.302, Urban Forestry](#).
- All signage will conform to [Article 4, Signs](#).
- All provided lighting will conform to the Lighting Code.

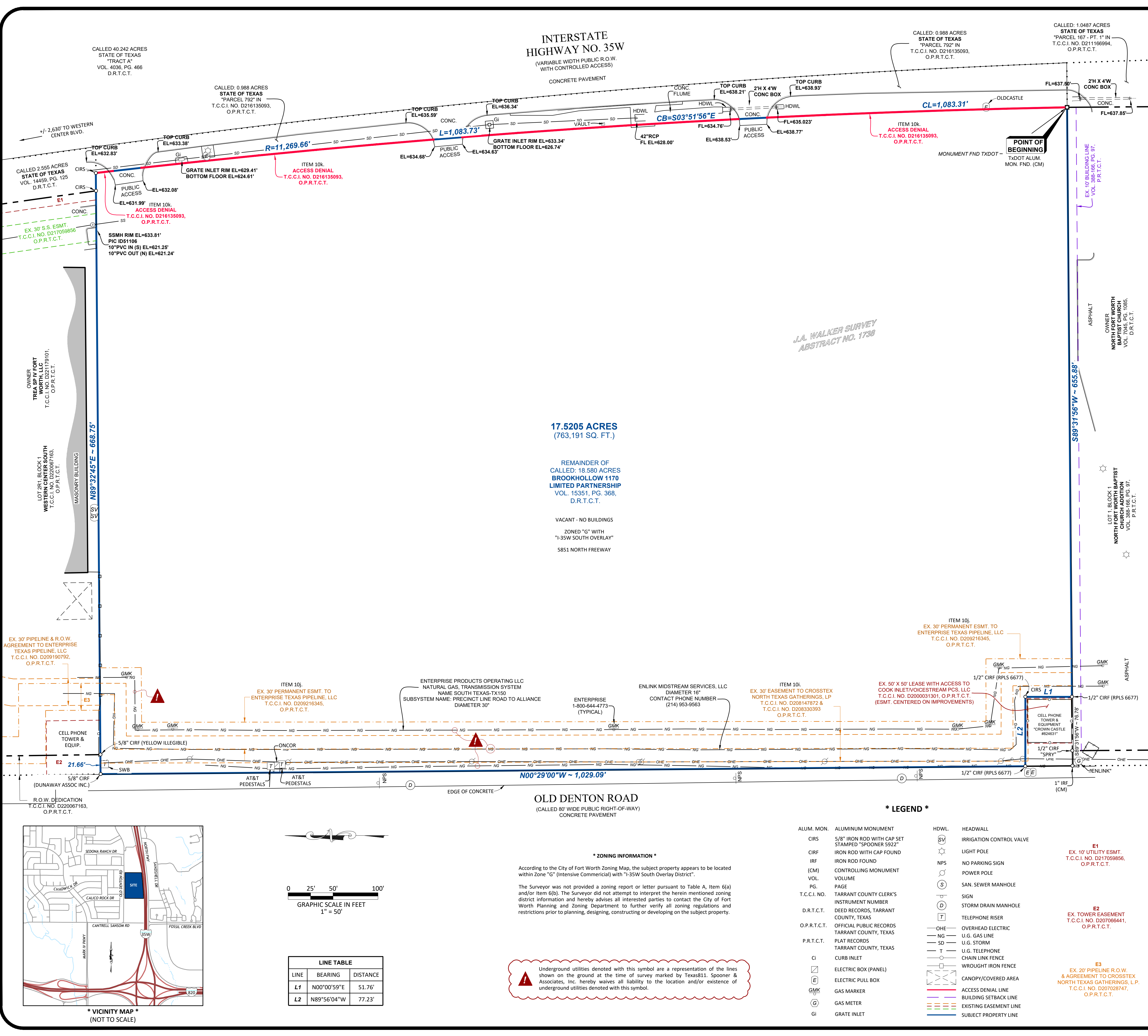
For multifamily projects in CR, C, or D districts, also include the following note:

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

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

**Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.**





**\* METES AND BOUNDS DESCRIPTION \***

BEING a 17.5205 acre tract of land located in the J.A. Walker Survey, Abstract No. 1738, City of Fort Worth, Tarrant County, Texas, said 17.5205 acre tract of land being the remainder of a called 18.580 acre tract of land conveyed to **BROOKHOLLOW 1170, LIMITED PARTNERSHIP**, by deed thereof filed for record in Volume 15351, Page 368, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 17.5205 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a Texas Department of Transportation aluminum monument found on the south property line of the said 18.580 acre tract, same being the north lot line of Lot 1, Block 1, North Fort Worth Baptist Church Addition, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Volume 388-166, Page 97, Plat Records, Tarrant County, Texas, said monument found also being at the southwest property corner of a called 0.988 acre tract of land described as "Parcel 792", conveyed to the State of Texas, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D216135093, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.);

**THENCE** South 89°31'56" West, along the said south property line of the 18.580 acre tract and along the said north lot line, at a distance of 655.88 feet to a 5/8 inch iron rod with a cap stamped "RPLS 6677" found at the southeast corner of a 50'x50' lease with access to Cook Inlet/VoiceStream PCS, LLC conveyed by deed thereof filed for record in Tarrant County Clerk's Instrument No. D2000031301, O.P.R.T.C.T.;

**THENCE** North 00°00'59" East, along the said property line and the said lot line, along the east lease line of the said 50'x50' lease, a distance of 51.76 feet to a 5/8 inch iron rod with a cap stamped "RPLS 6677" found at the northeast corner of the said 50'x50' lease;

**THENCE** North 89°56'04" West, along the north lease line of the said 50'x50' lease, a distance of 77.23 feet to a 5/8 inch iron rod with a cap stamped "RPLS 6677" found at the southwest corner of the said 50'x50' lease, said capped iron rod found being on the west property line of the said 18.580 acre tract, said capped iron rod found also being the east right-of-way line of Old Denton Road (being a called 80' wide public right-of-way at this point);

**THENCE** North 00°29'00" West, along the said property line and along the said right-of-way line, a distance of 1,029.09 feet to a 5/8" iron rod with cap stamped "DUNAWAY ASSOC. INC." found at the northwest corner of the said 18.580 acre tract, same being at the southwest corner of a right-of-way dedication shown on and dedicated by the plat of Western Center South, being an addition to City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D220067163, O.P.R.T.C.T.;

**THENCE** North 89°32'45" East, along the north property line of the said 18.580 acre tract and along the south line of the said right-of-way dedication, at a distance of 21.66 feet passing a 5/8 inch iron rod with an illegible yellow cap found at the southeast corner of the said right-of-way dedication, same being the southwest lot corner of Lot 2R1, Block 1, of said Western Center South, and continuing along the said north property line and along the south lot line of said Lot 2R1, at a distance of 648.86 feet passing a 5/8" iron rod with cap stamped "SPOONER 5922" set at the southeast lot corner of said Lot 2R1, same being the southwest property corner of a called 2.555 acre tract of land conveyed to the State of Texas, by deed thereof filed for record in Volume 14459, Page 125, O.P.R.T.C.T., continuing in all a total distance of 668.75 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the northwest property corner of the aforementioned 0.988 acre tract, said iron rod set being at the beginning of a non-tangent curve to the right having a radius of 11,269.66 feet;

**THENCE** along the west property line of the said 0.988 acre tract, said west property line being the existing west right-of-way line of Interstate Highway No. 35W (being a variable width public right-of-way with controlled access), and along said curve to the right, an arc length of 1,083.31 feet, and across a chord which bears South 03°51'56" East, a chord length of 1,083.31 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **17.5205 acres (763,191 square feet)** of land, more or less.

**\* GENERAL NOTES \***

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0.0 using a combined scale factor of 1.00012000. All areas shown hereon are calculated based on surface measurements.
- Vertical control is NAVD88 established from the City of Fort Worth Benchmark No. 91167, having a published elevation of 649.22.
- Pursuant to Table A, Item 3, according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on Map No. 48439C0180L; map revised March 21, 2019, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Pursuant to Table A, Item 9, there are no clearly identifiable parking spaces on the subject property.
- Pursuant to Table A, Item 11(a) and/or 11(b), underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. Provided information combined with Texas811 markings and observed evidence of utilities was used to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land. Where additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- Pursuant to Table A, Item 16, the Surveyor did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork.
- Pursuant to Table A, Item 17, the Surveyor has no knowledge of any changes in street right-of-way lines either completed or proposed. Surveyor hereby advises all interested parties to consult with the City of Fort Worth concerning this subject prior to planning, designing or constructing improvements near any right-of-way.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied; and is addressed exclusively to the parties named hereon.

**\* TITLE COMMITMENT NOTES \***

This ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment for Title Insurance prepared by Old Republic National Title Insurance Company, G.F. No. 52651DFW, having an effective date of January 5, 2026, and issued January 21, 2025; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.

Schedule "B" Items

- Restrictive Covenants Volume 7425, Page 961, D.R.T.C.T. (Subject to - Subject property is a portion of the tract of land described in said document)
- Easement to Crosstex North Texas Gathering, LP T.C.C.I. No. D208147872, O.P.R.T.C.T. (Affects, Shown)
- NUNC PRO TUNC Agreed Judgment T.C.C.I. No. D208330393, O.P.R.T.C.T. (Affects, Shown)
- Easement to Enterprise Texas Pipeline, LLC T.C.C.I. No. D209216345, O.P.R.T.C.T. (Affects, Shown)
- Controlled Access T.C.C.I. No. D216135093, O.P.R.T.C.T. (Subject to)

**\* SURVEYOR'S STATEMENT \***

To: Alliance Industrial Partners, LLC, A Delaware Limited Liability Company; Old Republic National Title Insurance Company.

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, 2, 3, 4, 6(a)(b), 7(a)(b)(1)(c), 8, 9, 11(b), 13, 14, 16, 17 and 18 of Table A thereof.

Surveyed on the ground February 5, 2026

THIS DOCUMENT IS **PRELIMINARY**

FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
June 9, 2026

Eric S. Spooner, R.P.L.S. Date  
Texas Registration No. 5922  
TBPLS Firm No. 10054900

**INTERSTATE HIGHWAY NO. 35W**  
(VARIABLE WIDTH PUBLIC R.O.W. WITH CONTROLLED ACCESS)

**17.5205 ACRES**  
(763,191 SQ. FT.)

REMAINDER OF CALLED: 18.580 ACRES  
**BROOKHOLLOW 1170 LIMITED PARTNERSHIP**  
VOL. 15351, PG. 368, D.R.T.C.T.

VACANT - NO BUILDINGS  
ZONED "G" WITH "I-35W SOUTH OVERLAY"  
5851 NORTH FREEWAY

**OLD DENTON ROAD**  
(CALLED 80' WIDE PUBLIC RIGHT-OF-WAY)  
CONCRETE PAVEMENT

**\* ZONING INFORMATION \***

According to the City of Fort Worth Zoning Map, the subject property appears to be located within Zone "G" (Intensive Commercial) with "I-35W South Overlay District".

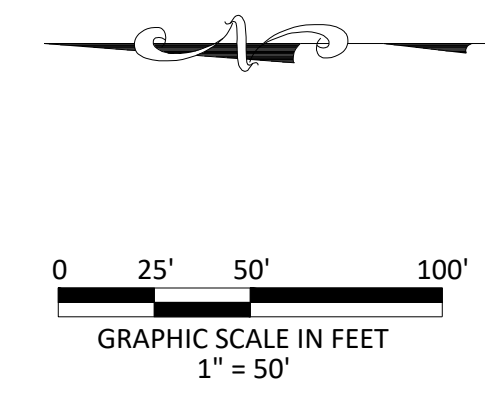
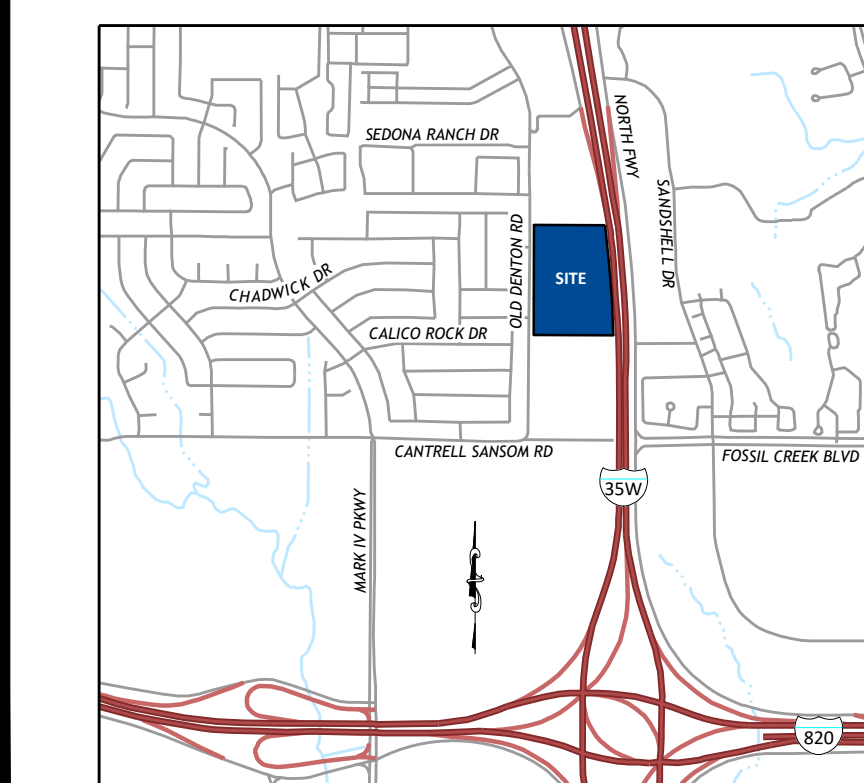
The Surveyor was not provided a zoning report or letter pursuant to Table A, Item 6(a) and/or Item 6(b). The Surveyor did not attempt to interpret the herein mentioned zoning district information and hereby advises all interested parties to contact the City of Fort Worth Planning and Zoning Department to further verify all zoning regulations and restrictions prior to planning, designing, constructing or developing on the subject property.

Underground utilities denoted with this symbol are a representation of the lines shown on the ground at the time of survey marked by Texas811. Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.

**\* LEGEND \***

- |              |                                                   |       |                          |
|--------------|---------------------------------------------------|-------|--------------------------|
| ALUM. MON.   | ALUMINUM MONUMENT                                 | HDWL. | HEADWALL                 |
| CIRS         | 5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922" | IRV   | IRRIGATION CONTROL VALVE |
| CIRF         | IRON ROD WITH CAP FOUND                           | IP    | LIGHT POLE               |
| IRF          | IRON ROD FOUND                                    | NPS   | NO PARKING SIGN          |
| (CM)         | CONTROLLING MONUMENT                              | PP    | POWER POLE               |
| VOL.         | VOLUME                                            | SM    | SAN. SEWER MANHOLE       |
| PG.          | PAGE                                              | S     | SIGN                     |
| T.C.C.I. NO. | TARRANT COUNTY CLERK'S INSTRUMENT NUMBER          | SD    | STORM DRAIN MANHOLE      |
| D.R.T.C.T.   | DEED RECORDS, TARRANT COUNTY, TEXAS               | T     | TELEPHONE RISER          |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS     | OHE   | OVERHEAD ELECTRIC        |
| P.R.T.C.T.   | PLAT RECORDS TARRANT COUNTY, TEXAS                | NG    | U.G. GAS LINE            |
|              |                                                   | SD    | U.G. STORM               |
|              |                                                   | T     | U.G. TELEPHONE           |
|              |                                                   | CLF   | CHAIN LINK FENCE         |
|              |                                                   | WIF   | WROUGHT IRON FENCE       |
|              |                                                   | CA    | CANOPY/COVERED AREA      |
|              |                                                   | BL    | BUILDING SETBACK LINE    |
|              |                                                   | EE    | EXISTING EASEMENT LINE   |
|              |                                                   | SP    | SUBJECT PROPERTY LINE    |
|              |                                                   | GI    | GRATE INLET              |

**\* VICINITY MAP \***  
(NOT TO SCALE)



LINE	BEARING	DISTANCE
L1	N00°00'59"E	51.76'
L2	N89°56'04"W	77.23'

**ALTA/NSPS SURVEY OF**

**PREPARED FOR**

A 17.5205 ACRE TRACT OF LAND LOCATED IN THE J.A. WALKER SURVEY, ABSTRACT NO. 1738, CITY OF FT. WORTH, TARRANT COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 18.580 ACRE TRACT OF LAND CONVEYED TO BROOKHOLLOW 1170 LIMITED PARTNERSHIP, BY DEED THEREOF FILED FOR RECORD IN VOLUME 15351, PAGE 368, D.R.T.C.T.

