

## **NEIGHBORHOOD GROUP NOTICES**

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a  $\frac{1}{2}$  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
- 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 PUBLIC HEARING DATES

Zoning Commission

City Council

Location: 100 Fort Worth Trail; Council Chambers

LOCATION MAP

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.

| 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 Represe | entative: |

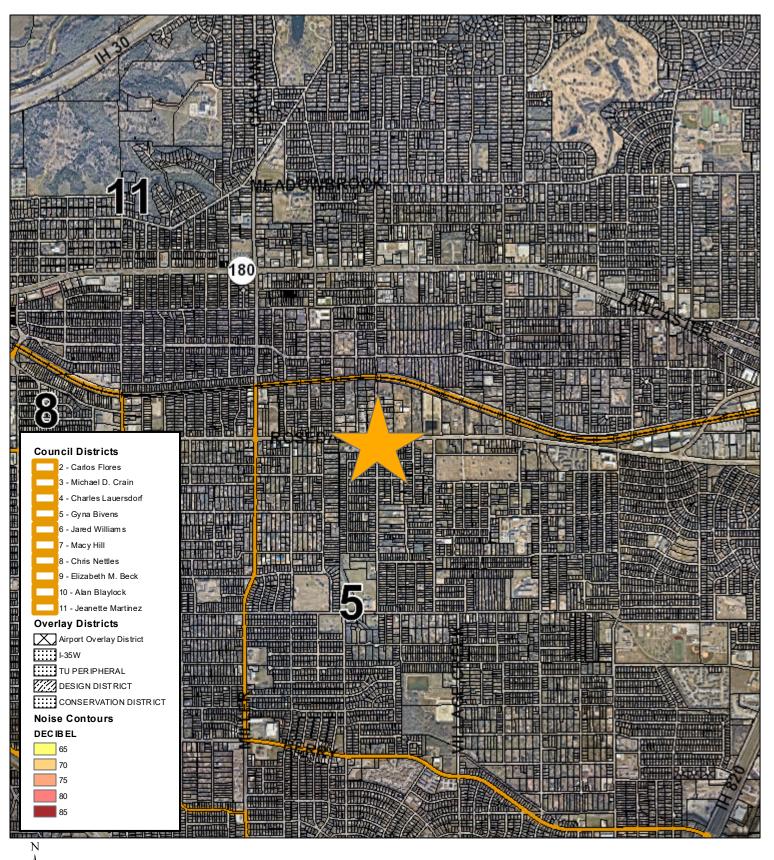


# **Aerial Photo Map**











Applicant: Area Zoning Map

Huong Dao Vipassana B Center/ Westwood

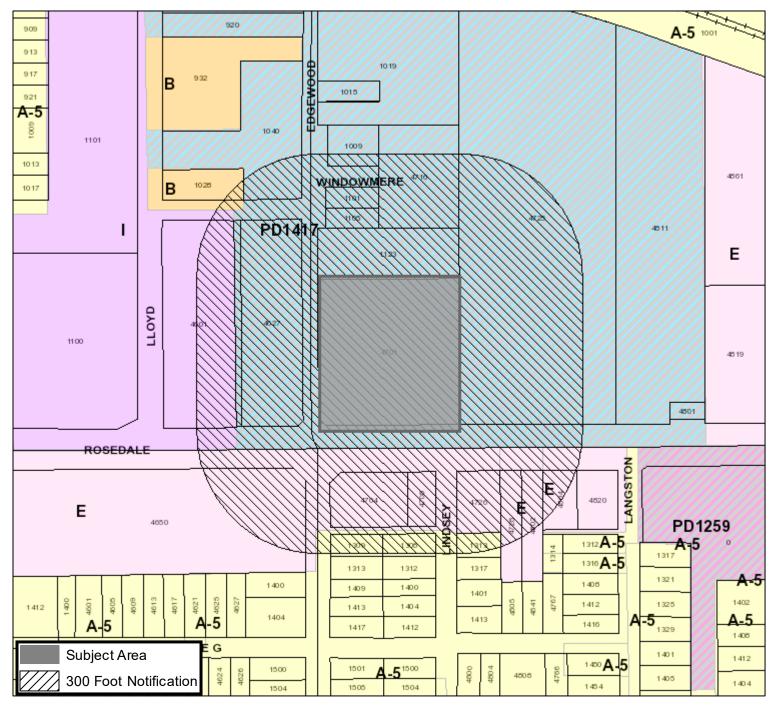
Address: 4717 E. Rosedale Street

Zoning From: PD 1417 for CF uses with religious campus

Zoning To: Required site plan to add accessory storage building

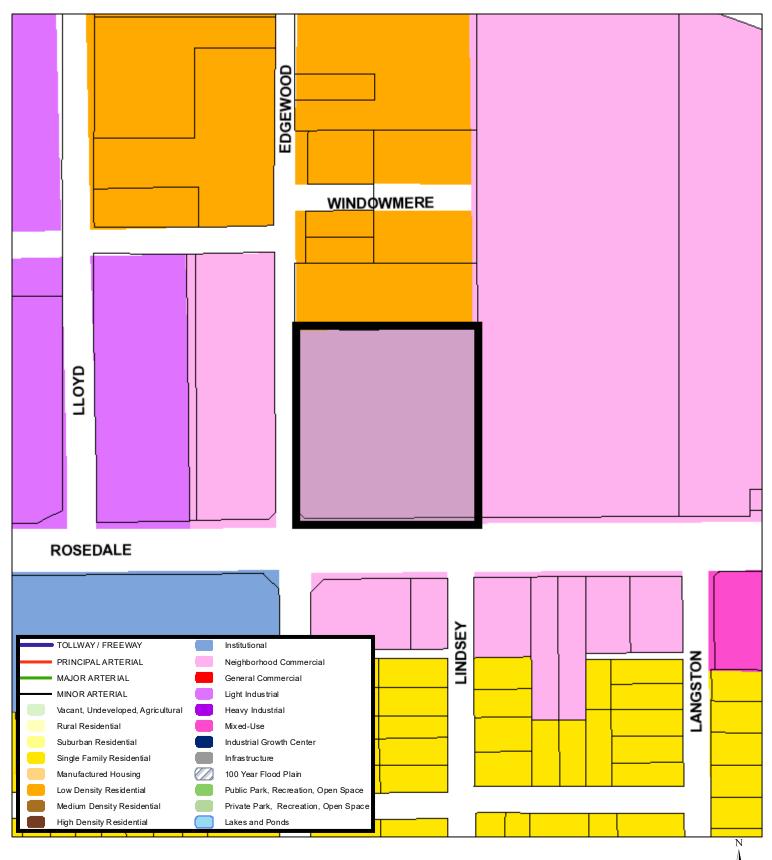
Acres: 3
Mapsco: Text
Sector/District: Southeast
Commission Date: 7/9/2025
Contact: 817-392-8190



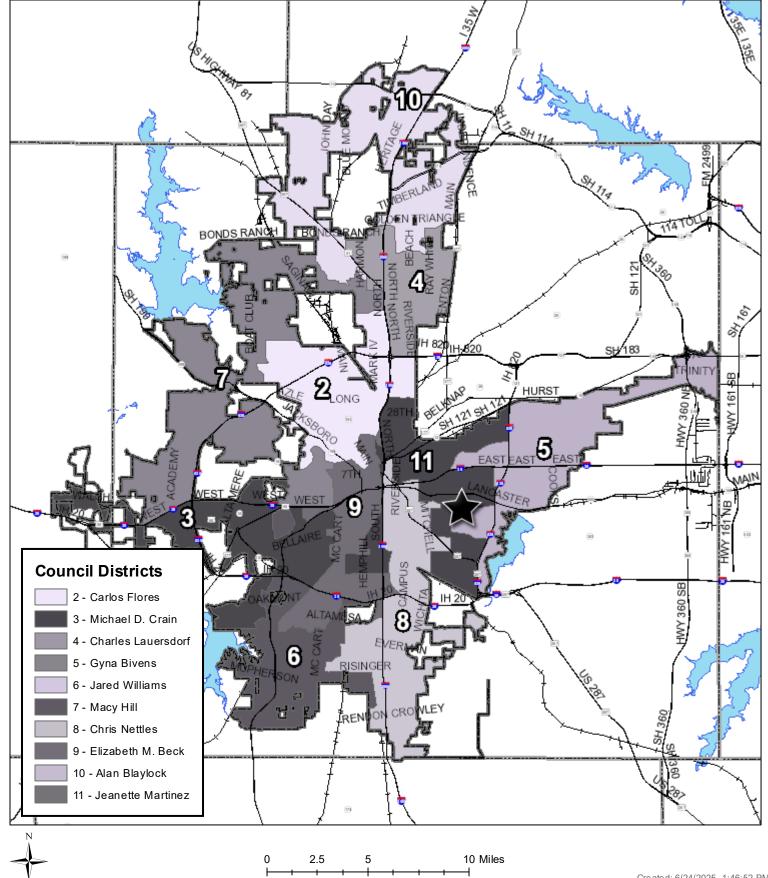




## **Future Land Use**







Page **2** of **7** Revised 9/24/2024



# **ZONING CHANGE / SITE PLAN APPLICATION**

## **CONTACT INFORMATION** Huong Dao Vipassana B Center PROPERTY OWNER 4717 E Rosedale Street \_\_\_\_\_ City, State, Zip \_\_\_ Fort Worth, TX \_\_\_\_\_Email \_\_\_\_\_ Phone APPLICANT Same as owner Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_ Phone \_\_\_\_\_\_ Email \_\_\_\_\_ AGENT / OTHER CONTACT Westwood Professional Services Mailing Address 500 W 7th St, Ste 1300 City, State, Zip Fort Worth, Tx 7612 Email maddie.white@westwoodps.com Phone 8174127155 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): \_ 4717 E Rosedale St, Fort Worth, TX 76105 Total Rezoning Acreage: \_\_\_\_3 \_\_\_ □ 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): Lot 1 & 2 C.S. De Volls Addition Vol 388 PG 51 Is rezoning proposed for the entire platted area? $\square$ Yes $\square$ No Total Platted Area: 3 acres Any partial or non-platted tract will require a certified metes and bounds description as described below. □ NO – NOT PLATTED A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: \_\_\_\_\_\_ acres

Page **3** of **7** Revised 9/24/2024

#### **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                                    |
|--|--|
| ☐ Rezoning from one standard zoning district to another                    | Submitting a required site plan for an existing PD     |
| ☐ Rezoning to Planned Development (PD) District                            | (no change to development standards or waivers)        |
| ☐ Adding a Conditional Use Permit (CUP) Overlay                            | ☐ Amending a previously approved PD or CUP site plan   |
| ☐ Modifying development standards, waivers, and/or land                    | Existing PD or CUP Number: 1417                        |
| uses for an existing PD or CUP   | Previous Zoning Case Number:                           |
|  |  |
| DEVELOPMENT I  | NFORMATION   |
| Current Zoning District(s): PD 1417 Pr                                     | oposed Zoning District(s): PD 1417                     |
| Current Use of Property: religious facilities                              |  |
| Proposed Use of Property: religious facilities                             |  |
| Troposed ose of Froperty.  |  |
| For Planned Developme  | nt (PD) Requests Only                                  |
| First, reference Ordinance <u>Section 4.300</u> to ensure your project q   | ualifies for PD zoning. If so, complete the following: |
| Base Zoning District Proposed for PD:                                      |  |
| and 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 appli          | cation)  |
| $\square$ Site Plan Required (site plan will be submitted at a future time | for approval by Zoning Commission and City Council)    |
| $\square$ Site Plan Waiver Requested (in the box above, explain why a w    | aiver is needed)                                       |
| For Conditional Use Perm   | nit (CUP) Requests Only                                |
| Current Zoning of Property:  |  |
| Additional Use Proposed with CUP:  |  |
|  |  |
| Are Development Standards or Waivers being requested?   Yes                | □ NO II yes, piease list below:                        |
|  |  |
|  |  |
|  |  |

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

Page **4** of **7** Revised 11/29/2022

#### **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 purpose of this request is to provide a PD site plan for the southern 2.88 acre on tract 3. Located at the intersection of E Rosedale and S Edgewood Terrace.   |
|---|
| The existing buildings on site will remain with an additional kitchen and accessory building proposed. The property will comply with the PD zoning 1417. Please see PD Site plan for further information. |
| information.  |
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Page **5** of **7** Revised 11/29/2022

### **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 <u>Fort Worth Neighborhood Database</u> includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the <u>Online Zoning Map</u> or contact <u>Community Engagement</u> . 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)   |
|    | oximes 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   |

Page **6** of **7** Revised 11/29/2022

#### **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.

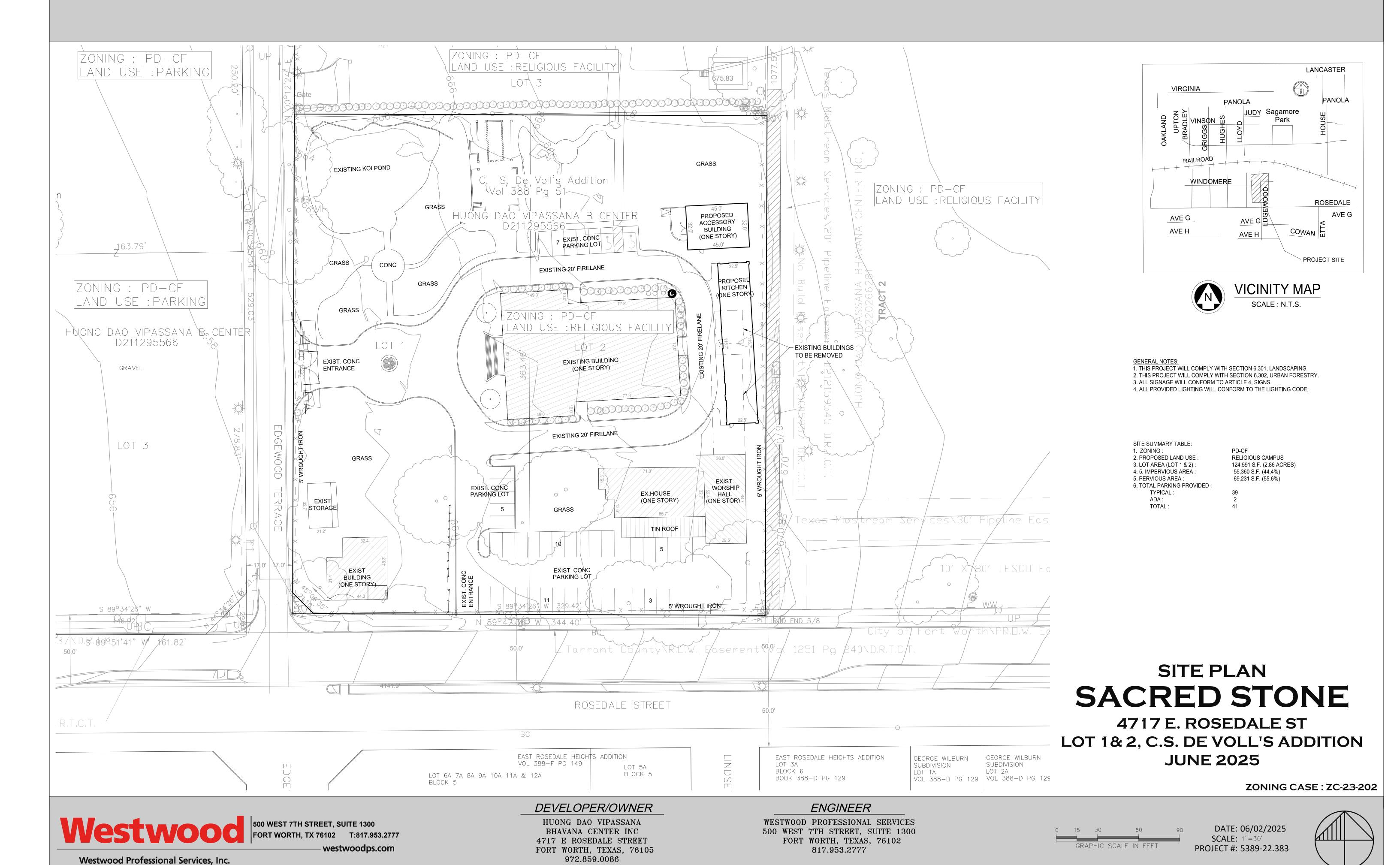
I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public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

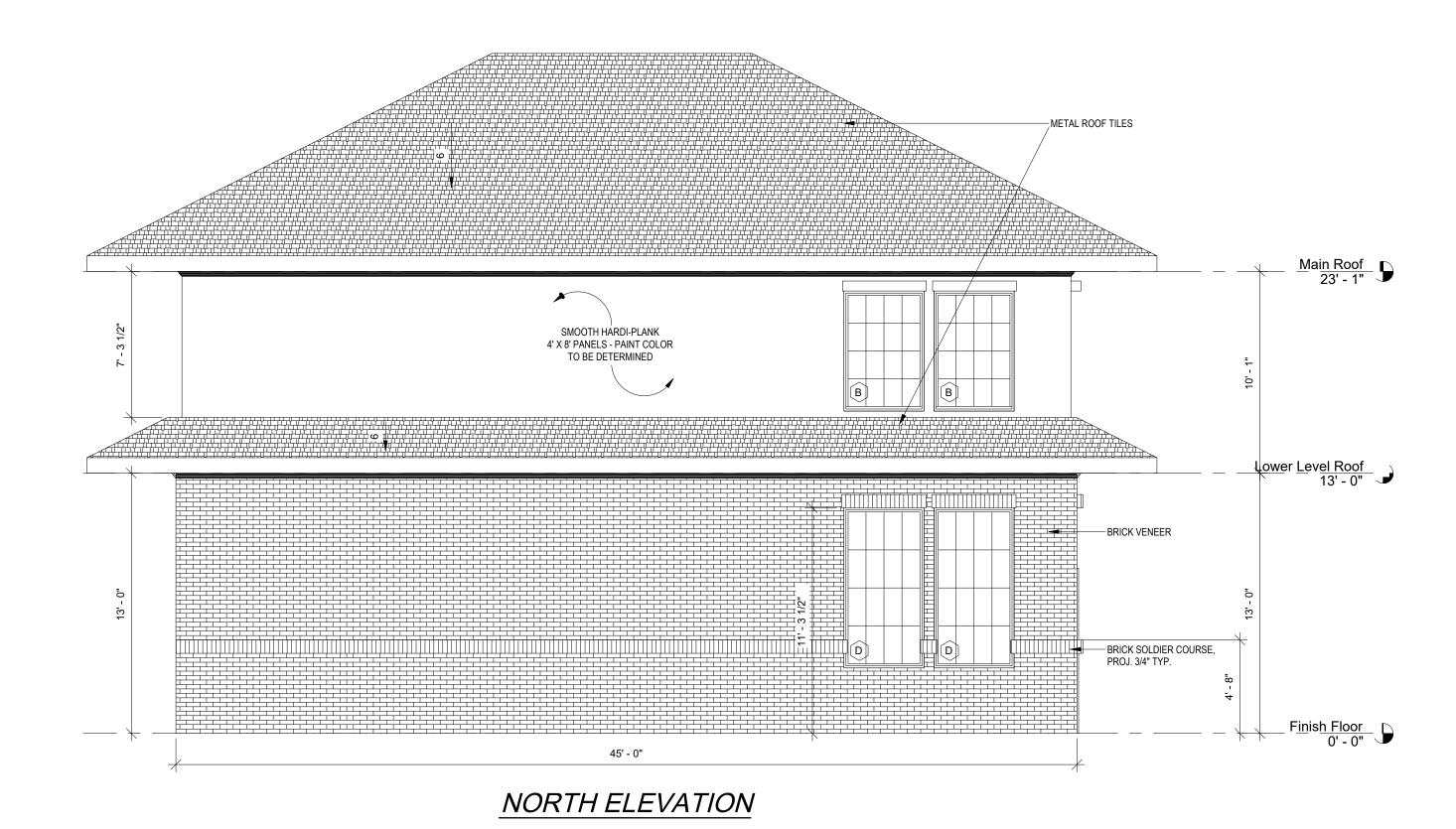
#### SIGN INSTALLATION AUTHORIZATION

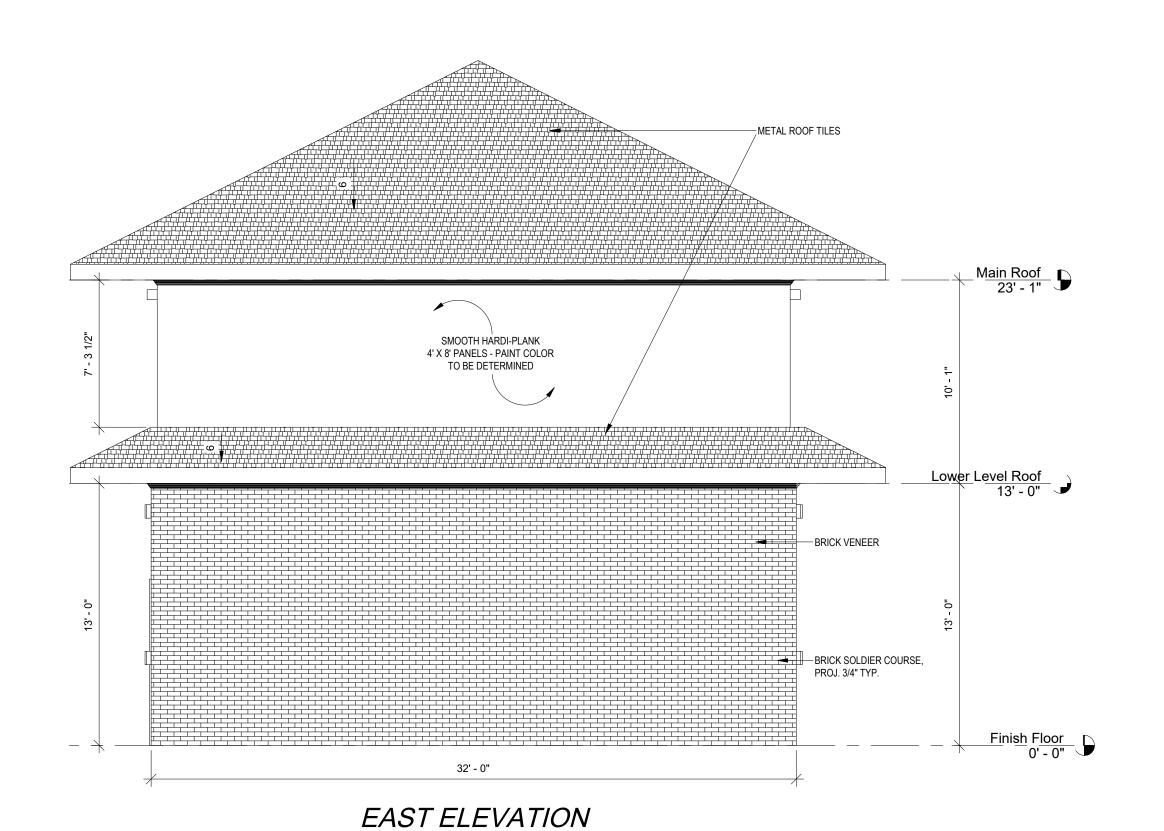
Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting 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.

| my property during the processing of the zoning case.         | Tue la company of the |
|---|--|
| Owner's Signature (of the above referenced property):         | iffles   |
| Owner's Name (Printed): LAM NGUYEN                            |  |
| If application is being submitted by an applicant or agent of | 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 DISTICT, 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)  |
| nelo  | Madeline White   |
| Owner's Signature (of the above referenced property)          | Applicant or Agent's Signature   |
| LAM NGUYEN  | Madeline White, PE Westwood PS   |
| Owner's Name (Printed)  | Applicant or Agent's Name (Printed):   |









# **BUILDING ELEVATIONS** SACRED STONE

4717 E. ROSEDALE ST LOT 1 & 2, C.S. DE VOLL'S ADDITION **JUNE 2025** 

SCALE: N.T.S.

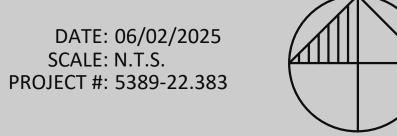
# DEVELOPER/OWNER

HUONG DAO VIPASSANA BHAVANA CENTER INC 4717 E ROSEDALE STREET FORT WORTH, TEXAS, 76105 972.859.0086

## **ENGINEER**

WESTWOOD PROFESSIONAL SERVICES 500 WEST 7TH STREET, SUITE 1300 FORT WORTH, TEXAS, 76102 817.953.2777

**ZONING CASE: ZC-23-202** 



WEST ELEVATION

EXISTING TREE CANOPY COVERAGE

|    | TREE SPECIES | CALIPER (in) | CANOPY CO    | OVERAGE  |
|----|--------------|--------------|--------------|----------|
| ID |              | DBH          | AVE. DIA(FT) | AREA(SF) |
| 1  | HACKBERRY    | 9            | 18           | 255      |
| 2  | HACKBERRY    | 19           | 31           | 755      |
| 3  | POST OAK     | 16           | 35           | 692      |
| 4  | POST OAK     | 15           | 21           | 346      |
| 5  | POST OAK     | 24           |              | 1775     |
| 6  | POST OAK     | 20.5         |              | 1307     |
| 7  | POST OAK     | 16           | 33           | 855      |
| 8  | POST OAK     | 18           | 40           | 1257     |
| 9  | POST OAK     | 17           | 41           | 1320     |
| 10 | POST OAK     | 30.5         |              | 2901     |
| 11 | POST OAK     | 20           |              | 1247     |
| 12 | POST OAK     | 20           |              | 1229     |
| 13 | LIVE OAK     | 15           |              | 750      |
| 14 | POST OAK     | 16           | 27           | 540      |
| 15 | POST OAK     | 22           |              | 1485     |
| 16 | HACKBERRY    | 11           | 23           | 415      |
| 17 | POST OAK     | 21           | 30           | 707      |
| 18 | POST OAK     | 20.5         |              | 1357     |
| 19 | POST OAK     | 31           |              | 2989     |
| 20 | POST OAK     | 19           | 29           | 631      |
| 21 | POST OAK     | 17           | 26           | 660      |
| 22 | POST OAK     | 21.5         |              | 1446     |
| 23 | HACKBERRY    | 18           |              | 555      |
| 24 | POST OAK     | 18           |              | 569      |
| 25 | LIVE OAK     | 18           |              | 989      |
| 26 | LIVE OAK     | 15           |              | 921      |
| 27 | OAK          | 4            |              | 99       |
| 28 | OAK          | 6            |              | 105      |
| 29 | RED OAK      | 7            |              | 110      |
| 30 | RED OAK      | 7            |              | 115      |
| 31 | COTTON WOOD  | 8            |              | 136      |
| 32 | CEDAR ELM    | 10           |              | 140      |
| 33 | MAPLE        | 4            |              | 89       |
| 34 | LIVE OAK     | 4            |              | 88       |
| 35 | LIVE OAK     | 4            |              | 90       |
| 36 |              |              |              |          |
|    |              |              |              |          |

TREE PRESERVATION AND MITTIGATION

| REE SPECIES | CALIPER (in) | CANOPY CO    | OVERAGE  |     | Net Urban Forestry    |
|-------------|--------------|--------------|----------|-----|-----------------------|
|             | DBH          | AVE. DIA(FT) | AREA(SF) | А   | Gross area of propo   |
| IACKBERRY   | 9            | 18           | 255      | В   | Utility Right of Way  |
| IACKBERRY   | 19           | 31           | 755      |     | regulated by Public   |
| OST OAK     | 16           | 35           | 692      | С   | Net Urban Forestry    |
| OST OAK     | 15           | 21           | 346      |     | Net orban rorestry    |
| OST OAK     | 24           |              | 1775     | *   |                       |
| OST OAK     | 20.5         |              | 1307     |     | Required Tree Cano    |
| OST OAK     | 16           | 33           | 855      | D   | Net Urban Forestry    |
| OST OAK     | 18           | 40           | 1257     | E   | Land Use/Canopy (     |
| OST OAK     | 17           | 41           | 1320     | £_  | Commercial (30% C     |
| POST OAK    | 30.5         |              | 2901     | 2_  |                       |
| POST OAK    | 20           |              | 1247     | F   | Additional 5% if us   |
| POST OAK    | 20           |              | 1229     | G   | Required canopy co    |
| IVE OAK     | 15           |              | 750      |     |                       |
| OST OAK     | 16           | 27           | 540      |     | Preservation/Retent   |
| OST OAK     | 22           |              | 1485     | Н   | Cuinting trans conson |
| IACKBERRY   | 11           | 23           | 415      | 5// | Existing tree canop   |
| OST OAK     | 21           | 30           | 707      | I   | Preservation require  |
| OST OAK     | 20.5         |              | 1357     | J   | Additional 5% if us   |
| OST OAK     | 31           |              | 2989     | K   | Minimum retention     |
| OST OAK     | 19           | 29           | 631      | L   | Area of existing ca   |
| OST OAK     | 17           | 26           | 660      |     |                       |
| OST OAK     | 21.5         |              | 1446     |     |                       |
| IACKBERRY   | 18           |              | 555      |     |                       |
| OST OAK     | 18           |              | 569      |     |                       |
| IVE OAK     | 18           |              | 989      |     |                       |
| IVE OAK     | 15           |              | 921      |     |                       |
| )AK         | 4            |              | 99       |     | Now Tree Dissi-       |
| )AK         | 6            |              | 105      |     | New Tree Planting     |
| RED OAK     | 7            |              | 110      | М   | Required new planti   |

|   | Net Urban Forestry Area  | Calculation | Square Feet | Acres  |
|---|--|-------------|-------------|--------|
| Α | Gross area of property   | ->          | 127,056     | 2.9168 |
| В | Utility Right of Ways or easements regulated by Public Utility Commision | ->          | 0           | 0      |
| ) | Net Urban Forestry area  | (A-B)       | 127,056     | 2.9168 |

nopy Area

|   | AND THE RESERVE AND THE PROPERTY OF THE PROPER |           |         |        |
|---|--|-----------|---------|--------|
| D | Net Urban Forestry Area  | С         | 127,056 | 2.9168 |
| E | Land Use/Canopy Coverage Ratio:<br>Commercial (30% Coverage)   | (D x %)   | 38,117  | 0.8750 |
| F | Additional 5% if using Method B  | (D x .05) | 0       | 0      |
| G | Required canopy coverage   | E+F       | 38,117  | 0.8750 |
|   |  |           |         |        |

ntion of Existina Canopy

| Existing tree canopy area        | ->        | 35,973 | 0.8258 |
|----------------------------------|-----------|--------|--------|
| Preservation requirement (25%)   | (H x .25) | 8,993  | 0.2065 |
| Additional 5% if using Method B  | (H x .05) | 0      | 0      |
| Minimum retention                | (1 + J)   | 8,993  | 0.2065 |
| Area of existing canopy retained | ->        | 35,973 | 0.8258 |

| New Tree Planting                       | Calculation  | S.F.  | Acres  |
|---|--------------|-------|--------|
| Required new planting coverage          | (G-L)        | 2,144 | 0.0492 |
| 2 Large canopy trees @ 2000 sf per tree | (Qty x 2000) | 4,000 | 0.0918 |
| Medium canopy trees @ 700 sf per tree   | (Qty x 700)  | 0     | 0      |
| Small canopy trees @ 100 sf per tree    | (Qty x 100)  | 0     | 0      |
| Total planting                          | (N+O+P)      | 4,000 | 0.0918 |

Parking Areas: Commercial/Industrial Uses

| R | Area of parking and drives                      | ->        | 20,500 | 0.4706 |
|---|---|-----------|--------|--------|
| S | Required canopy coverage of parking areas (40%) | (R x 0.4) | 8,200  | 0.1882 |
| Т | Area of canopy coverage being provided          | ->        | 8,565  | 0.1966 |

|   | Significant Trees             | Calculation | DRH (in) | Canony |
|---|-------------------------------|-------------|----------|--------|
| W | Amount exceeding requirements | (V - U)     | 1,856    | 0.0426 |
| ٧ | Provided canopy coverage      | (L + Q)     | 39,973   | 0.9177 |
| U | Required canopy coverage      | (G)         | 38,117   | 0.8750 |

|    | Significant Trees  | Calculation   | DBH (in) | Canopy ( |
|----|--|---------------|----------|----------|
| X  | All Post Oaks/Blackjack Oaks<br>.ge. 20" dbh (if east of 1—35)   | ->            | 0        | 0        |
| Υ  | All other trees .ge. 30" dbh (regardless of species or location) | ->            | 0        | 0        |
| Z  | Total of significant trees to be preserved                       | >             | 0        | 0        |
| aa | Significant tree preservation credit                             | (Zsqft x 1.5) | 0        | 0        |
| bb | Total of significant trees to be removed                         | (X+Y-Z)       | 0        | 0        |

TABULATION

LAND AREA (LOT 1 & 2) = 130088 S.F. (2.9864 ACRES) USABLE LAND AREA = 130088 S.F. - 3022 S.F. (CONVEYED TO TARRANT COUNTY) = 127066 S.F. (2.9170 ACRES)TOTAL BUILDING SIZE & PAVEMENT = 55360 S.F. TOTAL LAND SIZE - TOTAL BUILDING SIZE & PAVEMENT = 71706 S.F NUMBER OF TREES REQUIRED =  $7,170 \times 0.1 / 500 = 14$ NUMBER OF SHRUBS REQUIRED =  $7,170 \times 0.1 / 50 = 143$ NUMBER OF EXIST. TREES = 37

LANDSCAPE LEGEND

SHADE TREE-LARGE CANOPY
25' L.F. MAX. SPACING-3" CALIPER.



BURFORD HOLLY will be a minimum of thirty-six (36) inches in height at time of planting - 5 gallons minimum in size - and will meet or exceed the required six (6) foot screening height and density within three (3) years of the date of planting.

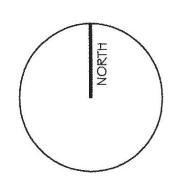


DESIGNATED GRASS AREA

NOTE: DESIGN MAY BE ADJUSTED IN FINAL LANDSCAPE PLANS, USING THE SAME TREE BUFFER REQUIREMENTS.

UFC09-0053 Approved Revised UFP1&2 Plans

**APPROVED** By Caleb Olson at 3:02 pm, Jan 10, 2025

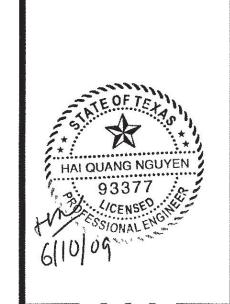


LANDSCAPE PLAN

**ARCHITECTURE ENGINEERING &** CONSTRUCTION 905 RIVIERA DR

MANSFIELD, TEXAS 76063 PHONE: (817) 832-1305

FAX: (817) 453-8956



LOT ST 7610

1 06/9/09

Project No. 00809 Sheet No.

FORT WORTH

TEXAS

SCALE = 100'

2.8 Acres 344.4 5 1 Acre 344.4 1 Acre 344.4 1 Acre 344.4 1.5 Acres 1.5 Acres

Beginning at a stake in the W. Line of the P.H. Ahler Survey, 30ft. N. of the S.W. Cor. of said Survey Said point of beginning being the S.W. Cor. of a tract of Land, deeded to C.S. De Voll, by A.H. Tandy on the Tto Day of Suly, 1908 said Deed being on record in Vol., 267-P.312. Deed Records of Tarrant County Texas.

Thence N. with the W. Line of said Ahler Sur. 1/30ft. to a stake in the S. Line of the Texas of Pacific Railway Right of Way Line.

Thence in an Easterly direction with said Right of Way Line to a stake 344.4ft. E. and 1093 ft.N. of the point of beginning.

Thence S. 1093ft, a stake.

Thence W. 344.4ft. to the place of beginning.

State of Texas \ 1, C.S. De Voll, being the owner of a certain tract of land out of the P.H. Ahler County of Tarrant \ Survey, in Tarrant County, Texas, do hereby file this plat of said land in the office of the County Clerk of Tarrant County, Texas for descriptive purposes only.

Witness my hand this 31 day of Meh. A.D. 1914

Oldwoll

State of Texas \ Before me J.E.H. Allen a notary Public in and for Tarrant County, Texas, on this. County of Tarrant day personally appeared C.S. De Voll known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and Considerations therein expressed

Given under my hand and Seal of Office, this 31 day of Mch. A.D. 1914.

[KH.Allun]

Notary Public-

Received and filed for record at 120 o'clock P.M. Apr. 1, 1914

(AlBeavers County Clerk, Tarrant County, Texas.

Recorded of 2 o'clock M. April 4 1914

Leonty Elm

#### SURVEY SHOWING

TRACT 3

BEING a 9.546 acres acre tract in the PETER HERMAN AILLERS SURVEY, Abstract No. 33, in the City of Fort Worth, Tarrant County, Texas, and being all of a 2.8779 acre tract, as described in instrument to HUONG DAO VIPASSANA B CENTER, recorded in Clerk No. D211295566, O.P.R.T.C.T., the same being all of Lot 1 and 2 of C. S. De Voll's Addition, an addition to the City of Fort Worth, according to the Plat thereof, recorded in Clerk No. D212187270, Official Public Records Tarrant County, Texas, and being all of a 0.9876. See The Clerk No. D220240435, O.P.R.T.C.T.), the same being all of 1 of 0.9876. So De Voll's Addition, an addition to the City of Fort Worth, according to the Plat thereof, recorded in Volume 388, Page 51, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being all of 1 of 3 of Cs. So De Voll's Addition, an addition to the City of Fort Worth, according to the Plat thereof, recorded in Clerk No. D2202404345, O.P.R.T.C.T., the same being all of Lot C-R-1, Blots of So flavar Levy Subdivision, an addition to the City of Fort Worth, according to the Plat thereof, recorded in Clerk No. D2202404345, O.P.R.T.C.T., the same being all of Lot C-R-1, Blots of So flavar Levy Subdivision, an addition to the City of Fort Worth, according to the Plat thereof, recorded in Clerk No. D219287012, Official Public Records Tarrant County, Texas (O.P.R.T.C.T.), and being all of Lot 4B, of Cs. So Voll's Addition, and addition to the City of Fort Worth, according to the Plat thereof, recorded in Clerk No. D219287012, Official Public Records Tarrant County, Texas (O.P.R.T.C.T.), and being all of a 0.1327 acre tract of land, as described in instrument to HUONG DAO VIPASSANA BHAVANA CENTER No. D21-09287012, Official Public Records Tarrant County, Texas (O.P.R.T.C.T.), and being all of a 0.1327 acre tract, as described in instrument to HUONG DAO VIPASSANA BHAVANA CENTER No. D21-09287012, Official Public Records Tarrant County, Texas (O.P.R.T.C.T.), and being all of a 0.1329 acre tract, as described in instrument to HUONG DAO

BEGINNING at intersection of within the right-of-way line of Edgewood Terrace (a variable width right-of-way, Volume 63, Page 117, of said map records) and the north right-of-way line of Rosedale Street (variable width right-of-way);

THENCE along said right-of-way of said Edgewood Terrace, THE FOLLOWING COURSES AND DISTANCES;

North 00°06'34" West, a distance of 549.25 feet to a Point;

North 89°°11'13" East, a distance of 6.29 feet to a Point;

North 00° 50′10" West, a distance of 576.03 feet to a Point, same being the south line of Union Pacific Railroad Company rail line, a variable width right-of-way, said point being a being a Point of Curvature of a non-tangent curve to the right having a radius of 1732.80 feet, and a Chord which bears South 83° 59′13" East and a chord length of 370.25 feet;

THENCE Easterly along said curve and the north line of said Lot 6, through a central angle of 12° 15′57", an arc distance of 370.95 feet, same being the south right-of-way of the Union Pacific Railroad;

THENCE South 00°212'24" West, departing said south right-of-way of the Union Pacific Railroad and along the east line of said Lot 6 and continuing along the east line of said Lot e-R-1, Block 5 of Mary Levy Subdivision, a distance of 577.45 feet to a Point;

THENCE North 89°32'15" East, departing said east line of said Lot e-R-1, Block 5 of Mary Levy Subdivision, a distance of 20.00 feet to a Point, same being a point within said tract of land, as described in instrument to HUONG DAO VIPASSANA BHAVANA CENTER INC, recorded in Clerk No. D220266281, Official Public Records Tarrant County, Texas (O.P.R.T.C.T.);

THENCE South 00°56'22" East, over and through said tract recorded in Clerk No. D220266281, Official Public Records Tarrant County, Texas (O.P.R.T.C.T.), a distance of 506.21 feet to a Point, same being within a tract of land dedicated to the City of Fort Worth, recorded in Clerk No. D135EXT125100240, Official Public Records Tarrant County, Texas (O.P.R.T.C.T.);

THENCE South 89°32'53" West, over and across said tract of land dedicated to the City of Fort Worth, recorded in Clerk No. D135EXT125100240, Official Public Records Tarrant County, Texas (O.P.R.T.C.T.), a distance of 391.27 feet to the POINT OF BEGINNING and containing 9.546 acres or 415,827 square feet more or less.

BASIS OF BEARING
Bearing system of this survey is based upon the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).





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This survey plat is being provided solely for the use of:

use of:
, and that no license has been created, express or implied, to copy the survey plat except as is necessary in conjunction with the original transaction dated December 26, 2023, which shall take place within 90 days after the survey was provided.

#### FLOOD CERTIFICATION

The property shown hereon is in either zone "X", areas determined fo be outside the 0.2% annual flood plain according to community panel 484.39(03)10L of the federal emergency management agency insurance rate map or flood hazard boundary map dated March 21, 2019.

| S       | -21      |      | KENDIONS    |          |
|---------|----------|------|-------------|----------|
| Sheet   | e<br>No. | Date | Description | Approved |
| 1<br>0f |          |      |             |          |
| N       |          |      |             |          |
|         |          |      |             |          |

AAAA PLUS SURVEYORS, LLC 1500 HICKORY CREEK LN. ROCKWALL, TEXAS 75032 OFFICE (972) 771–9888 FAX (972) 771–9888

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Dated this the 26th day of December 2023.

Drawn E.O. Checked W.E. Dote 12/26/23 Job Class \_\_

Designed

