



NEIGHBORHOOD GROUP NOTICES

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

You may:

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

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

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

Email: zoninglanduse@fortworthtexas.gov

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

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

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
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:	



ZONING CHANGE APPLICATION



APPLICATION INSTRUCTIONS

All application materials and attachments should be submitted electronically through the Accela Online Permitting System:

[Click Here to Apply Online](#) or visit www.fortworthtexas.gov/zoning

The deadline to submit applications is the first Monday of each month at 5:00 pm. Completed applications will be scheduled for Zoning Commission consideration the following month. All incomplete or inaccurate applications will be placed on hold until the applicant has made the required changes. These applications will be re-evaluated on the next deadline day.

Please refer to the most recently adopted [Zoning Commission Calendar](#) for exact filing deadlines and meeting dates.

For more information about rezoning and the public hearing process, please visit www.fortworthtexas.gov/zoning.

FEE SCHEDULE

Base Zoning Change Fee

Site Acreage	Fee
Less than 1 acre	\$1,200*
1 – 5 acres	\$1,800
5.01 – 10 acres	\$2,700
10.01 – 25 acres	\$3,300
25.01 or more acres	\$3,300 plus \$75 per acre (not to exceed \$9,000)

** A reduced fee of \$450 applies when less than one acre of property is downzoned to a one or two-family district consistent with the Future Land Use Plan.
- An additional fee of \$600 applies when the proposed zoning is inconsistent with the City's adopted Comprehensive Plan.*

Additional Fees for Planned Developments (PD) or Conditional Use Permits (CUP) Site Plan Review

Site Acreage	Fee
0 – 5 acres	\$1,200
5.01 – 10 acres	\$2,700
10 or more acres	\$3,300 plus \$75 per acre (not to exceed \$9,000)
PD or CUP with Development Standard Waiver Requests	\$750 Additional Fee

Other Fees

Site Plan Submittal or Amendment (with public hearing)	\$800
Administrative Site Plan Amendment (staff review only)	\$250
Comprehensive Plan Inconsistency Fee	\$600
Hearing Continuance at Applicant's Request (after public notice)	\$600
Paper Filing Fee	\$50
Zoning-Multi Family Dwelling (MFD/PD)	\$600 for the first waiver and then \$300 after
Quick Turn (request to expedite City Council consideration)	Twice the total application fee as calculated above

Please note: To determine if your site is within a Neighborhood Empowerment Zone (NEZ) and if you qualify for the program benefits, please contact 817-392-7316. In order to qualify for fee waivers on this Zoning Change Application, the NEZ application must be completed and approved prior to submission of the Zoning Change Application. Otherwise, full zoning fees will apply.



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER SMRE Investments Inc

Mailing Address 2219 Sawdust Road City, State, Zip Spring, Texas 77380

Phone 346-775-0292 Email mpeebles@stinc.co

APPLICANT Peloton Land Solutions, Westwood Professional Services

Mailing Address 500 W 7th St, Ste 1300 City, State, Zip Fort Worth, TX 76102

Phone 817.953.2777 Email bo.trainor@peletonland.com

AGENT / OTHER CONTACT same as applicant

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): 1600 T Square Street

Total Rezoning Acreage: 3.0 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: 3.0 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 Proposed Zoning District(s): A-5

Current Use of Property: vacant

Proposed Use of Property: single family residential

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 Site located at 1600 T Square Drive is currently undeveloped and zoned "G - Intensive Commercial". This application is to rezone the property to "A-5". The current Future Land Use Plan shows the Site as being Mixed Use. This area was developed many years ago with a commercial vision. It never built out the way intended. Due to the influx of people into North Texas and other adjacent areas developing as single family residential, this Site is well situated for additional residential. The property immediately to the South is current preliminary platted for residential. The addition of this Site as residential is consistent with the use in this area.

ADDITIONAL QUESTIONS

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

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

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

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

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

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

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

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

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

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

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

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

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

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

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

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

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

SIGN INSTALLATION AUTHORIZATION

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

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

Owner's Name (Printed): SMRE INVESTMENTS INC - Mark Peebles President

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) Peloton Land Solutions, Westwood Professional Services ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
see attached (CERTIFIED LEGAL DESCRIPTION)

SMRE INVESTMENTS INC 
Owner's Signature (of the above referenced property)

SMRE INVESTMENTS INC Mark Peebles, President
Owner's Name (Printed)


Applicant or Agent's Signature

Bo Traider
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.



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

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

Date: JULY 2, 2021

TTT GF# 38778DFW -B4

Grantor: T SQUARE INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY

Grantor's Mailing Address: P. O. BOX 1096, BEDFORD, TEXAS 76095

Grantee: SMRE INVESTMENTS INC., A TEXAS CORPORATION

Grantee's Mailing Address: 133 SENTINEL OAKS, PINEHURST, TEXAS 77362

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

BEING THAT CERTAIN LOT OF LAND SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT

ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

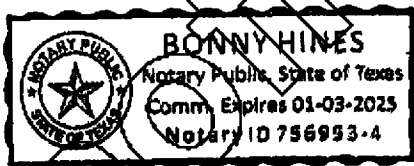
T SQUARE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: *Darwish Otrok*
DARWISH OTROK, MANAGER

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF *Tarrant*

This instrument was acknowledged before me on the *02* day of *July*, 2021, by **DARWISH OTROK, MANAGER OF T SQUARE INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.**



Bonny Hines
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
SMRE INVESTMENTS INC., A TEXAS CORPORATION
133 SENTINEL OAKS
PINEHURST, TEXAS 77362

PREPARED IN THE LAW OFFICE OF:
NEWMAN & LAWLER
A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
200 BAILEY AVE., SUITE 100
FORT WORTH, TEXAS 76107

EXHIBIT A

1600 "T" SQUARE DRIVE, BEING A 3.000 ACRE TRACT OF LAND SITUATED IN THE THORNTON K. HAMBY SURVEY, ABSTRACT NUMBER 815, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 2, E.T. SQUARE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-200, PAGE 93, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO T SQUARE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED UNDER DOCUMENT NUMBER D216268989, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T), AND BEING MORE PARTICULARLY DESCRIBED BE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE COMMON WEST CORNER OF SAID T SQUARE INVESTMENTS TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO BENEDICT A. TERMINI AND TRUDY E. TERMINI, AS RECORDED IN VOLUME 12779 PAGE 374, O.P.R.T.C.T, SAID POINT LYING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF "E" SQUARE STREET (PLAT:"E" SQUARE), HAVING A 60 FOOT WIDE RIGHT-OF-WAY, SAID POINT ALSO BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 863.97 FEET, WHOSE LONG CHORD BEARS N47°44'01"E, A DISTANCE OF 646.48 FEET;

THENCE IN A NORTHEASTERLY DIRECTION WITH SAID CURVE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID "E" SQUARE STREET, AN ARC LENGTH OF 662.60 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID "E" SQUARE STREET, SOUTH 01 DEGREE 32 MINUTES 18 SECONDS EAST, TRAVERSING THROUGH SAID LOT 1 AND THROUGH SAID T SQUARE INVESTMENTS TRACT, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 422.26 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO BENEDICT A. TERMINI AND TRUDY E. TERMINI, AS RECORDED UNDER DOCUMENT NUMBER D209235683, O.P.R.T.C.T, AND FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N88°30'49"E, A DISTANCE OF 327.29 FEET;

THENCE SOUTH 88 DEGREES 30 MINUTES 49 SECONDS WEST, TRAVERSING THROUGH SAID LOT 1, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH LINES OF SAID TERMINI TRACTS, A DISTANCE OF 489.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.000 ACRES OR 130,680 SQUARE FEET OF LAND, PLUS OR MINUS.

Form 424**(Revised 05/11)**

Submit in duplicate to:
 Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 512 463-5555
 FAX: 512/463-5709
Filing Fee: See instructions

**Certificate of Amendment**

This space reserved for office use.

FILED
 In the Office of the
 Secretary of State of Texas

FEB 14 2023**Corporations Section****Entity Information**

The name of the filing entity is:

SMRE Investments Inc

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- | | |
|--|---|
| <input checked="" type="checkbox"/> For-profit Corporation | <input type="checkbox"/> Professional Corporation |
| <input type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Professional Limited Liability Company |
| <input type="checkbox"/> Cooperative Association | <input type="checkbox"/> Professional Association |
| <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Limited Partnership |

The file number issued to the filing entity by the secretary of state is: 803536563The date of formation of the entity is: 2/4/2020**Amendments****1. Amended Name**

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

2. Amended Registered Agent/Registered Office

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:

Registered Agent
(Complete either A or B, but not both. Also complete C.)

A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

B. The registered agent is an individual resident of the state whose name is:

<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>
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The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

<i>Street Address (No P.O. Box)</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>
		TX	

3. Other Added, Altered, or Deleted Provisions

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

Add each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:

Article 3 - Add: Director 2 - Mark A Peebles, 133 Sentinel Oaks Pinchurst TX 77362

Alter each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:

Delete each of the provisions identified below from the certificate of formation.

Statement of Approval

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

Effectiveness of Filing (Select either A, B, or C.)

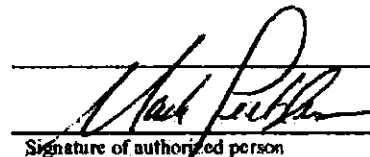
- A. This document becomes effective when the document is filed by the secretary of state.
- B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____
- C. This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90th day after the date of signing is: _____

The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: 2/14/2023

By: _____

Signature of authorized person

Mark Peebles
Printed or typed name of authorized person (see instructions)

Form 201

Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 FAX: 512/463-5709

Filing Fee: \$300



**Certificate of Formation
 For-Profit Corporation**

**Filed in the Office of the
 Secretary of State of Texas
 Filing #: 803536563 02/04/2020
 Document #: 943291650002
 Image Generated Electronically
 for Web Filing**

Article 1 - Entity Name and Type

The filing entity being formed is a for-profit corporation. The name of the entity is:

SMRE Investments Inc

The name must contain the word "corporation," "company," "incorporated," "limited," or an abbreviation of one of these terms. The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 - Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Michael J Macfarlane

C. The business address of the registered agent and the registered office address is:

Street Address:

2219 Sawdust Rd

Suite 902 The Woodlands TX 77380

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Directors

The number of directors constituting the initial board of directors and the names and addresses of the person or persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and qualified are set forth below:

Director 1: **Michael J Macfarlane**

Address: **2219 Sawdust Rd Suite 902 The Woodlands TX, USA 77380**

Article 4 - Authorized Shares

The total number of shares the corporation is authorized to issue and the par value of each of such shares, or a statement that such shares are without par value, is set forth below.

Number of Shares	Par Value (must choose and complete either A or B)	Class	Series
1000	<input type="checkbox"/> A. has a par value of \$ <input checked="" type="checkbox"/> B. without par value.	A	1

If the shares are to be divided into classes, you must set forth the designation of each class, the number of shares of each class, and the par value (or statement of no par value), of each class. If shares of a class are to be issued in series, you must provide the designation of each series. The preferences, limitations, and relative rights of each class or series must be stated in space provided for supplemental information.

Article 5 - Purpose

The purpose for which the corporation is organized is for the transaction of any and all lawful business for which corporations may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Organizer

The name and address of the organizer is set forth below.

Michael J MacFarlane 2219 Sawdust Rd Suite 902 The Woodlands TX 77380

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Michael J MacFarlane

Signature of organizer

FILING OFFICE COPY

Description of Zoning Change
“G” to “A-5”

BEING a tract of land situated in the Thornton K. Hamby Survey, Abstract Number 815, City of Fort Worth, Tarrant County, Texas, being all of that tract of land described by deed to SMRE Investments, Inc., recorded in Instrument Number D221195349, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said SMRE Investments tract, being the southwest corner of that tract of land described by deed to T Square Investments, LLC., recorded in Instrument Number D216268989, said County Records, and being in the north line of that tract of land described by deed to D. R. Horton-Texas, LTD. recorded in Instrument Number D223100592, said County Records;

THENCE S 88°29'56"W, 523.52 feet, with the south line of said SMRE Investments tract to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 711.32 feet, through a central angle of 45°35'23", having a radius of 893.97 feet, the long chord which bears N 47°33'12"E, 692.71 feet;

THENCE S 01°32'18"E, 453.96 feet to the **Point of Beginning** and containing 151,332 square feet or 3.474 acres of land more or less.

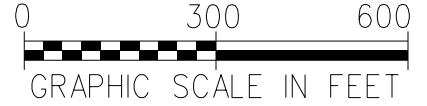
"Integral parts of this document"

1. Description
2. Exhibit

TBPELTS - LS FIRM REG. NO. 10177700

Basis of Bearing is the Texas Coordinate System
North Central Zone 4202, NAD 83

"This document was prepared under 22 TAC 138.33e,
does not reflect the results of an on the ground
survey, and is not to be used to convey or establish
interests in realproperty except those rights and
interests implied or established by the creation or
reconfiguration of the boundary of the political
subdivision for which it was prepared."



"Integral parts of this document"
1. Description
2. Exhibit

THORNTON K. HAMBY SURVEY,
ABSTRACT NUMBER 815

Zoned "C"
Ederville Park Townhomes Addition
Total E&P USA Real Estate LLC

Ederville Road
Zoned "MU-1"
Zoned "G"

Holdarary Partners LTD
Lot IB1
Part of Lot 1
Lot IB2
Block 1 E.T. Square
Lot IB3
3.474 Acres
Zoned "G"
Proposed "A-5"
SMRE Investments, Inc.
T Square Investments, LLC.

Zoned "A-5"
APPROX. SURVEY LINE
IX
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
Block A
Eastchase Village

Zoned "PD-12"
Claneco LTD
Part of Lot 1
Block 1 E.T. Square
Lot 2
Zoned "E"

Point of Beginning
Zoned "A-5"
DR. Horton-Texas, LTD
E Square Street
T Square Street

Lot 1-Block 3 ET Square
Lot 1-A, Block 3 ET Square
Lot 1-B, Block 3 ET Square
Lot 1-C, Block 3 ET Square
Lot 2, Block 3 ET Square
Zoned "G"

D. C. HARRISON SURVEY,
ABSTRACT NUMBER 658

Brentwood Stair Road
Mike Pastusek
David A. Behring
Kingsbrook Trail
Block 1
Block 2
Block 3
Dickinson Ave.
Zoned "R2"
Eastchase Townhomes Addition
Lot 1, Block 8 Eastchase
Zoned "C"

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J. M. STEINER SURVEY,
ABSTRACT NUMBER 1972

Exhibit of a Zoning Change "G" to "A-5"

Situated in the Thornton K. Hamby Survey, Abstract Number 815
City of Fort Worth, Tarrant County, Texas.

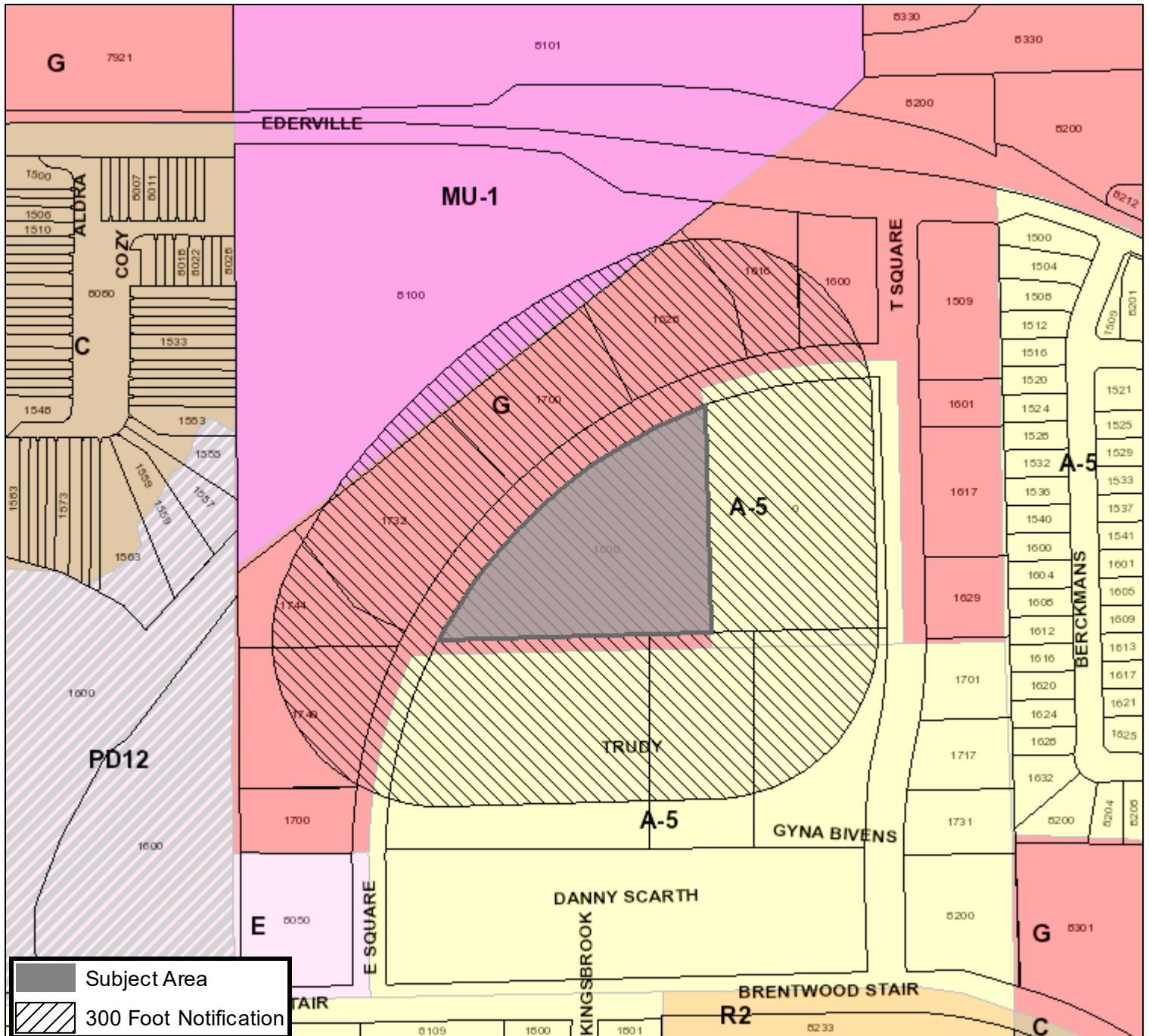
PELTON
LAND SOLUTIONS
a Westwood company
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350



JOB # DRH23006	DRAWN BY: D. Freemon	CHECKED BY: T. Bridges	DATE: 10-04-23	PAGE # 2 of 2
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Area Zoning Map

Applicant: SMRE Investments Inc/Peloton Land
 Address: 1600 T Square Street
 Zoning From: G
 Zoning To: A-5
 Acres: 2.88092077
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 12/13/2023
 Contact: null



 Subject Area
 300 Foot Notification

