



NEIGHBORHOOD GROUP NOTICES

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

You may:

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

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

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

Email: zoninglanduse@fortworthtexas.gov

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

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

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

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

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

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

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

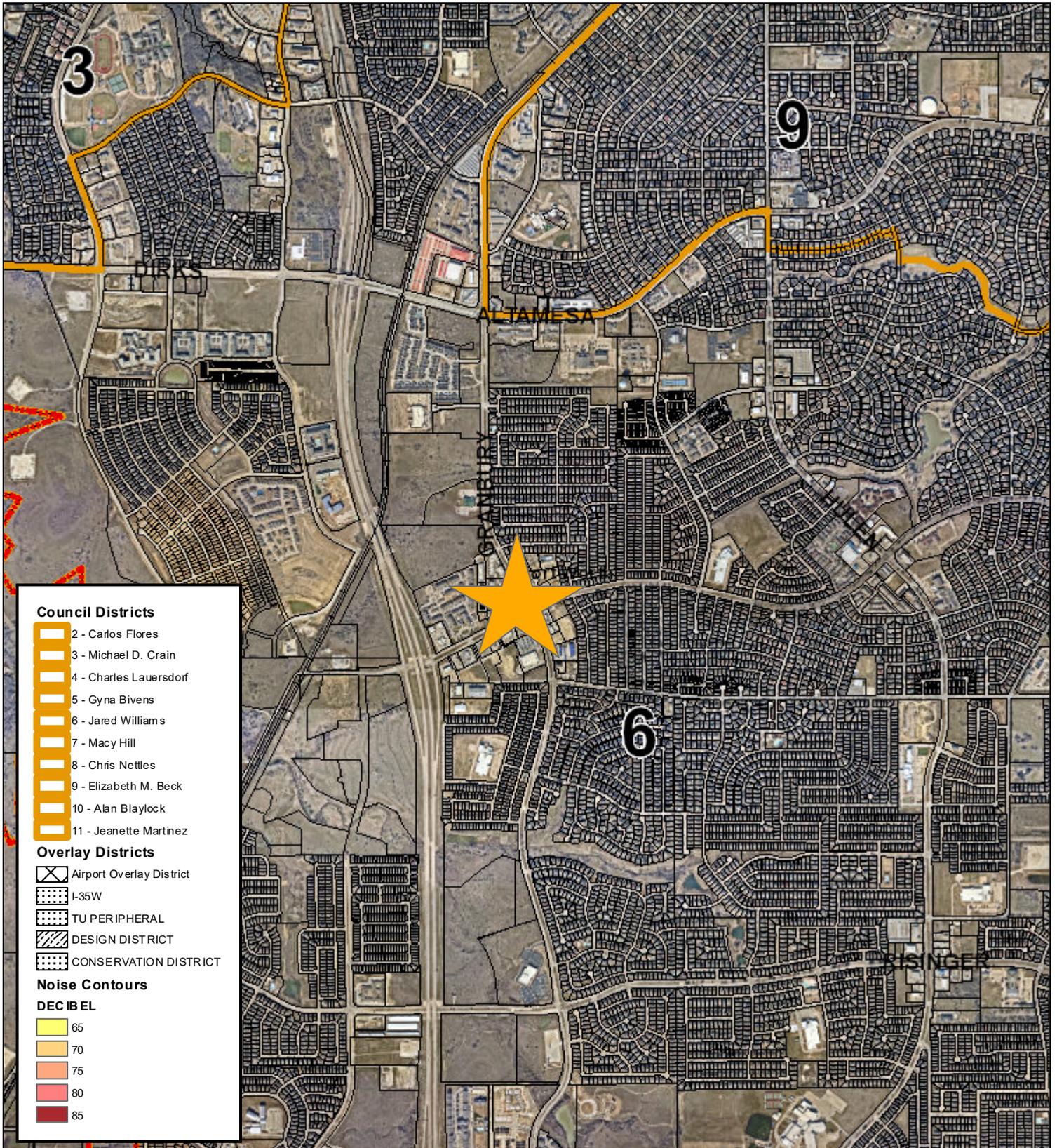
Aerial Photo Map



0 90 180 360 Feet



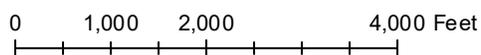
Area Map



Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

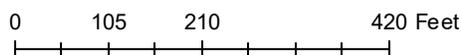
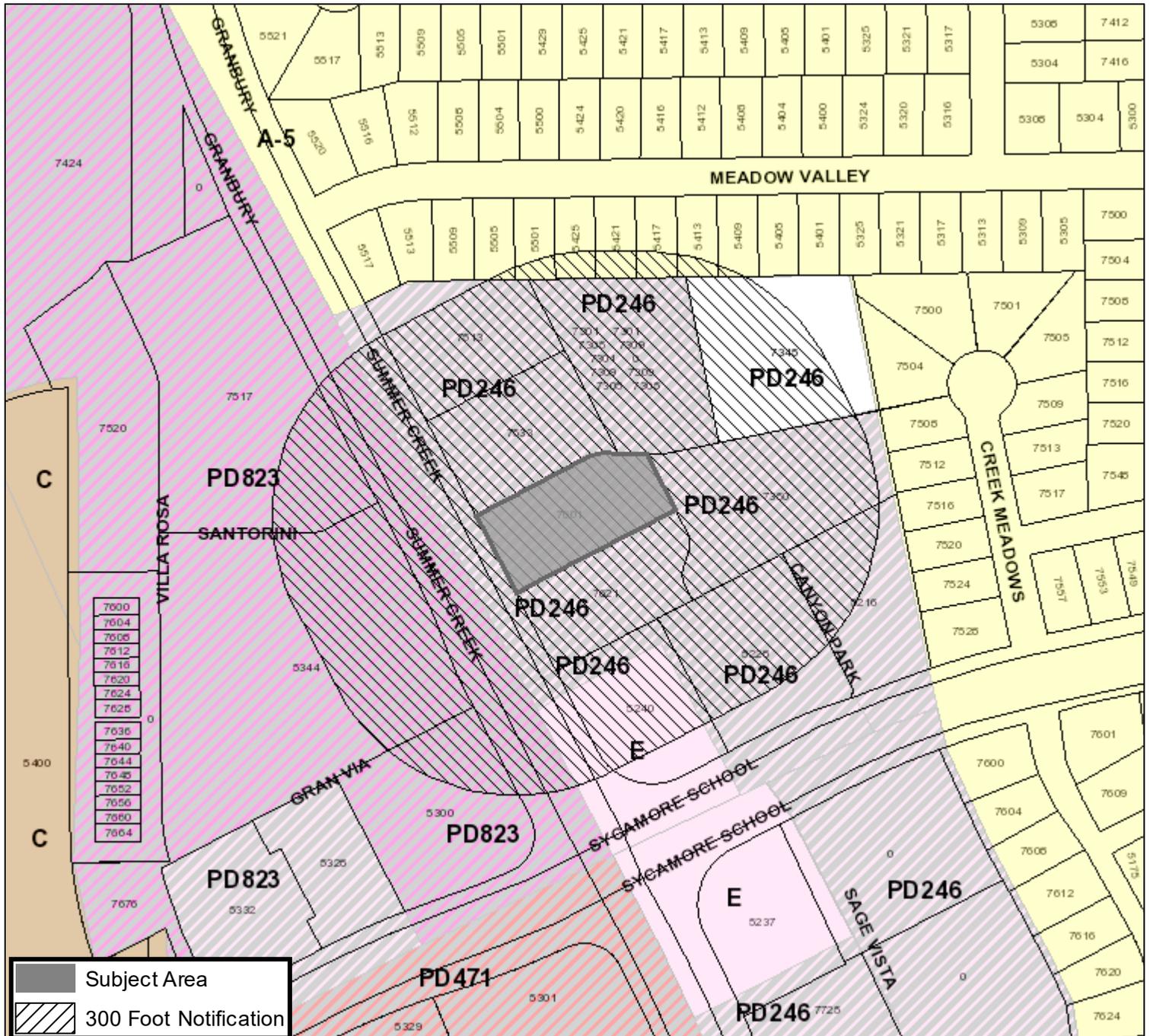
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85

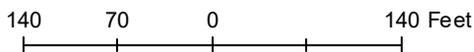
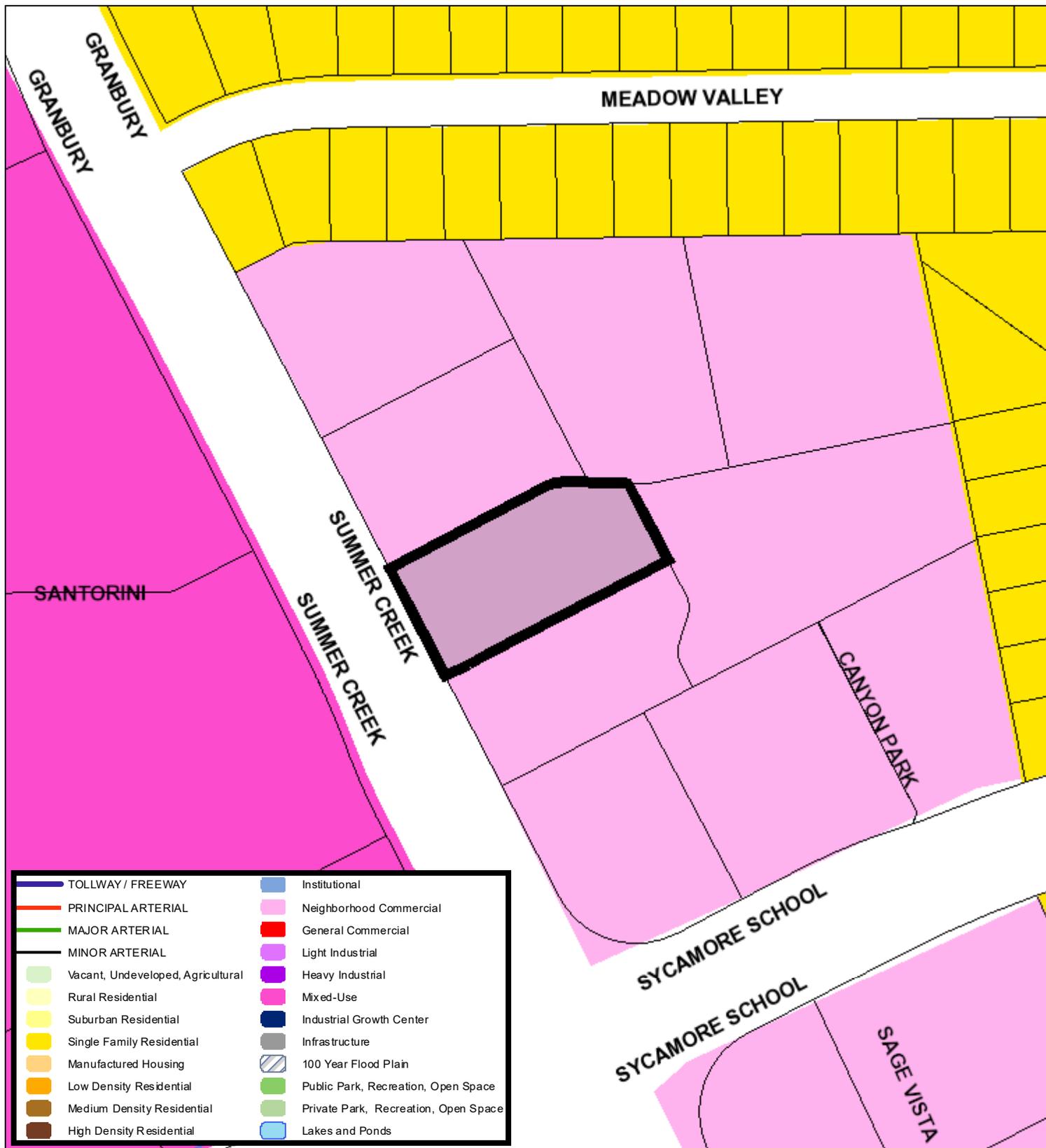


Area Zoning Map

Applicant: Revenue Avenue LLC by Triangle Engineering
 Address: 7601 Summer Creek Drive
 Zoning From: PD 246 for E uses
 Zoning To: Site plan for drive-thru restaurant
 Acres: 0.755
 Mapsco: Text
 Sector/District: Wedgwood
 Commission Date: 3/12/2025
 Contact: 817-392-8043



Future Land Use



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 Kevin Afkami

Mailing Address 6424 COLLEYVILLE BLVD, SUITE 120 City, State, Zip COLLEYVILLE, TX, 76034

Phone 469-363-3222 Email KEVIN@MAKESM.COM

APPLICANT Andrew Yeoh

Mailing Address 1782 W. McDermott Drive City, State, Zip Allen, TX 75013

Phone 469-213-2804 Email ayeoh@triangle-engr.com

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

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

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 7601 SUMMER CREEK DR, Fort Worth, TX 76123

Total Rezoning Acreage: 0.755 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): Columbus Trial Addition, Block 1, Lot 6

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: _____ acres

APPLICATION TYPE

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

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input 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 checked="" 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): PD-246 Proposed Zoning District(s): PD-246

Current Use of Property: MIX USE DEVELOPMENT

Proposed Use of Property: RESTAURANT

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.

Proposed Development is the Restaurant with drive-thru and patio. Proposed 41 parking space and 3600sf of building area. The Proposed use is allowed per PD-246. We have attached the site plan with this submittal for review.

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): Kevin Afkami

Owner's Name (Printed): Kevin Afkami

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) Andrew Yeoh 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:

Lot 6, Block 1, Columbud Trail Addition, A Being a plat of Land described in (CERTIFIED LEGAL DESCRIPTION) deed recorded in volume 11751, page 123, Deed Records, Tarrant County, Texas

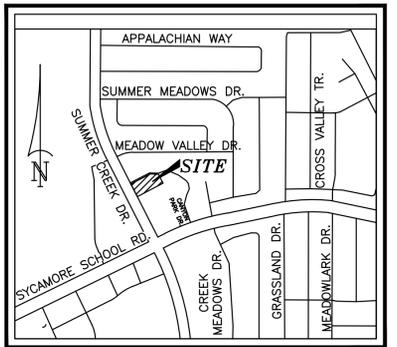
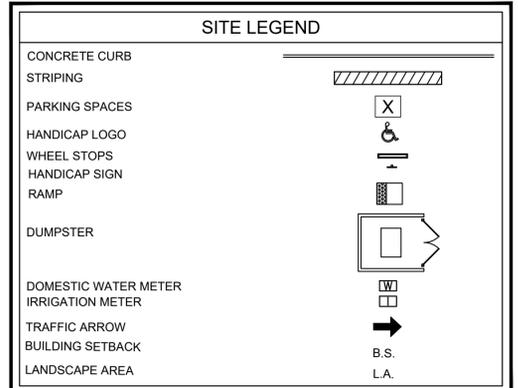
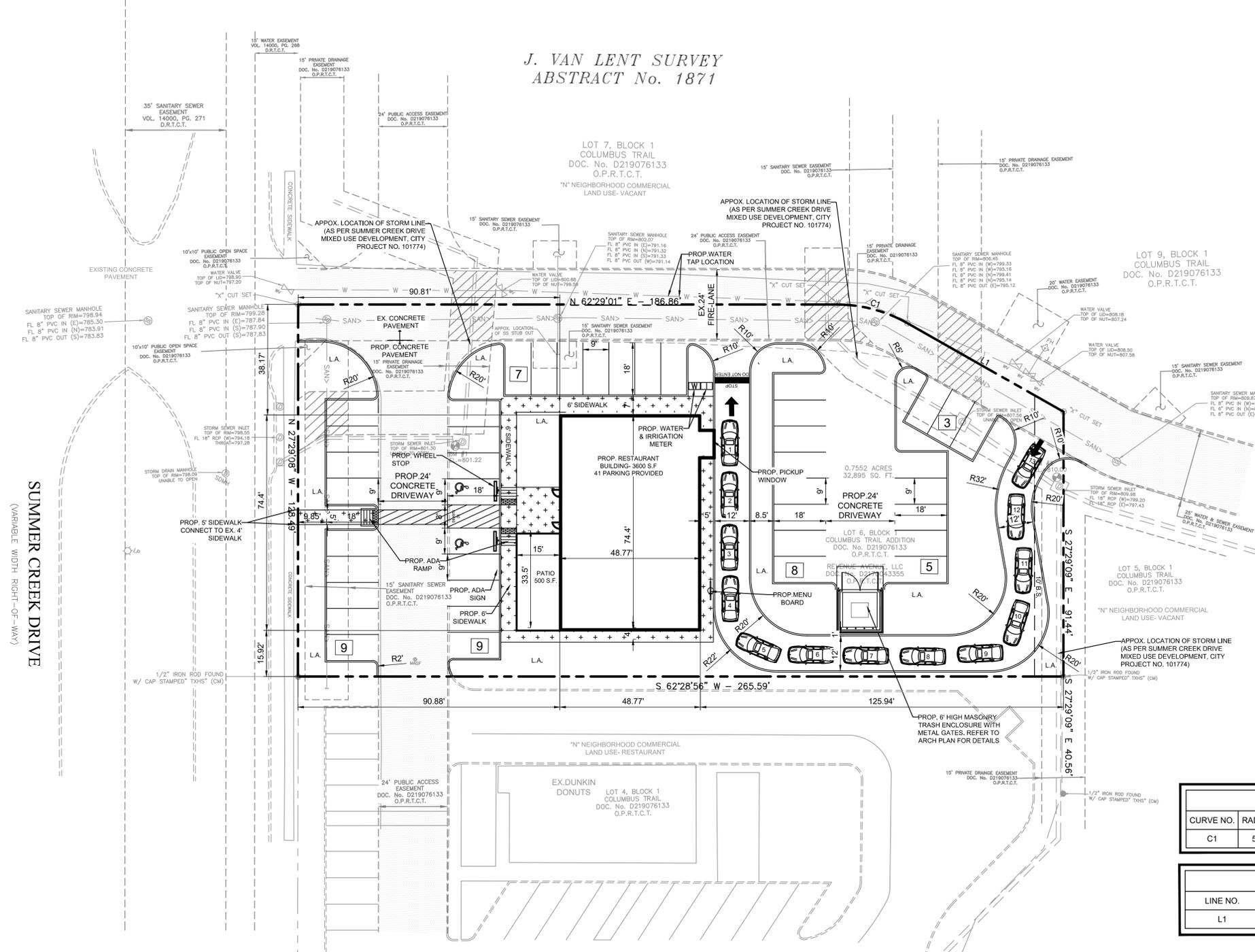
Kevin Afkami
Owner's Signature (of the above referenced property)

KEVIN AFKAMI
Owner's Name (Printed)

Andrew Yeoh
Applicant or Agent's Signature

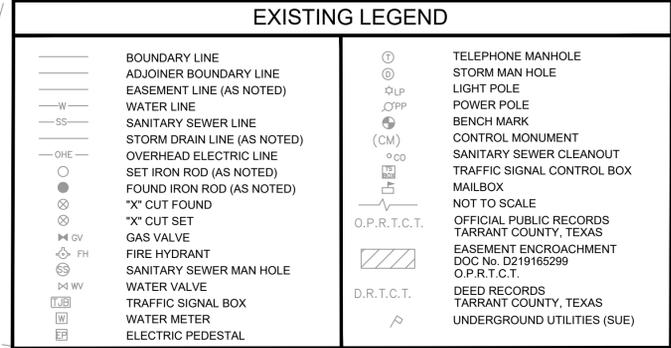
Andrew Yeoh, P.E.
Applicant or Agent's Name (Printed):

J. VAN LENT SURVEY
ABSTRACT No. 1871



SITE DATA SUMMARY

NUMBER OF LOTS	1
EXISTING LAND USE	VACANT
EXISTING ZONING	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	RESTAURANT
NET ACREAGE	0.7552 ACRES OR 32,895 S.F.
PROPOSED BUILDING AREA	3600 S.F.
PROPOSED PATIO AREA	500 S.F.
BUILDING HEIGHT (STORY)	TBD (1 STORY)
LOT COVERAGE	10.33%
FLOOR AREA RATIO	0.103
PARKING REQUIREMENT	1 SPACE PER 100 G.F.A.
TOTAL REQUIRED PARKING	41
TOTAL PROVIDED PARKING	41
REQUIRED HANDICAP PARKING	2
PROVIDED HANDICAP PARKING	2



BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50'	25.70'	29°27'09"	N 77°13'46" E	25.42'

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 88°03'30" E	61.16'

FLOOD NOTES:

THIS IS TO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 44439C0295K, DATED 09-25-2009. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAND DESCRIPTION

BEING ALL OF LOT 6, BLOCK 1, COLUMBUS TRAIL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE JOHN VAN LENT SURVEY, ABSTRACT NO. 1871 ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. D219076133, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), AS CONVEYED TO REVENUE AVENUE AND RECORDED IN DOCUMENT NO. D2170043355, O.P.R.T.C.T.

BENCHMARKS:

- SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX, ON THE WEST SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 59' NORTHEAST DIRECTION OF THE CENTER OF STORM DRAIN INLET.
ELEVATION = 801.22'
- SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX ON NORTHEAST SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 21' SOUTHEAST DIRECTION OF A SANITARY SEWER MANHOLE.
ELEVATION = 753.14'

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

GENERAL NOTES:

- ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.
- PROJECT WILL COMPLY CITY OF FORT WORTH LIGHTING ORDINANCE. ZERO FOOT CANDLE AT PROPERTY LINE.
- PROJECT WILL COMPLY WITH SECTION 6.301 & 6.302 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.
- THE PROPOSED BUILDING WILL COMPLY "PD" ARCHITECTURAL STANDARDS.
- THE PROPOSED BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH SOUND ATTENUATION.
- ANY BUILDING AND PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

PROJECT CONTACT LIST

ENGINEER	OWNER
TRIANGLE ENGINEERING LLC 1782 MCDERMOTT DR. ALLEN, TX 75013 ANDREW YECH 469-213-2804 AYEOH@TRIANGLE-ENGR.COM	THE REVENUE AVE LLC 6424 COLLEVILLE BLVD, SUITE 120 COLLEVILLE, TX 76034 KEVIN AFKAMII 469-363-3222 KEVIN@MAKESM.COM
SURVEYOR	LANDSCAPE ARCHITECT
TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TX 75244 MARK NACE 469-784-9321 MARKNACE@TRAVERSELANDSURVEYING.COM	GREEN SPOT STUDIO 1784 W. MCDERMOTT DR, SUITE 110 ALLEN, TX 75013 CHRIS TRONZANO 469-369-4448 CHRIS@STUDIOGREENSPOT.COM



NO.	DATE	DESCRIPTION	BY
1	01/20/2025	1st CITY SUBMITTAL	AY
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01/20/2025

DIRECTOR OF PLANNING & DEVELOPMENT DATE

SITE PLAN
0.7552 AC. LOT 6, BLOCK 1
COLUMBUS TRAIL ADDITION
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS 76123
ZONING CASE No. _____

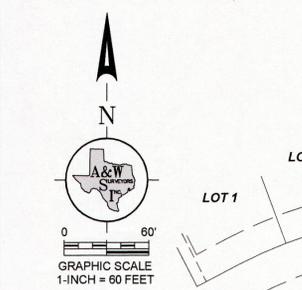
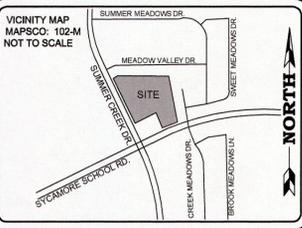
SITE PLAN RESTAURANT

7601 SUMMER CREEK DRIVE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS 76123

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	03/02/2024	SCALE BAR	020-22	C-3.0

TX. P.E. FIRM #11525

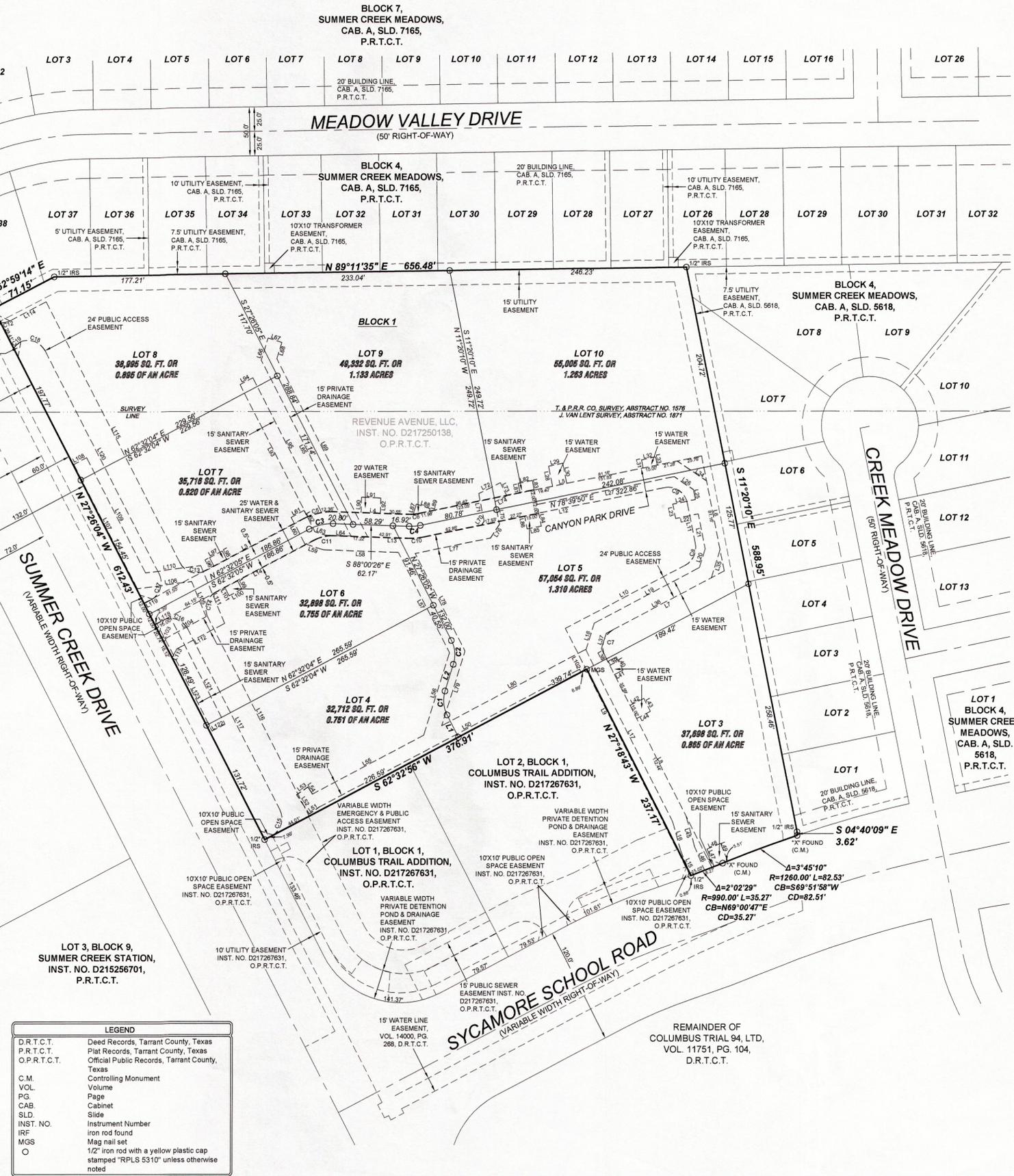


LOT 1
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LOT 38

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	25.78	N27°26'54"E	L63	12.24	S72°27'52"W
L2	28.61	N17°39'15"E	L64	25.89	S88°02'29"E
L3	115.00	S89°32'09"W	L65	230.72	N27°26'54"E
L4	79.59	N88°02'29"E	L66	23.68	N17°39'15"E
L5	300.63	S78°39'52"W	L67	15.00	S72°27'52"W
L6	119.89	N17°39'15"E	L68	17.47	S17°33'50"W
L7	129.99	N82°32'58"E	L69	204.97	S27°26'05"E
L8	243.34	N27°18'55"W	L70	4.14	N33°39'52"E
L9	284.41	S27°18'55"W	L71	29.89	N17°39'15"E
L10	140.79	S82°32'58"E	L72	25.13	N83°43'43"E
L11	42.77	S11°21'28"E	L73	15.00	S28°16'17"E
L12	256.59	N78°39'52"W	L74	13.00	S53°43'43"E
L13	79.39	S88°02'29"E	L75	23.52	S11°20'10"E
L14	115.00	N82°32'09"E	L76	16.57	S33°39'50"W
L15	26.72	N23°02'29"W	L77	78.94	S78°39'52"W
L16	31.72	N18°03'50"W	L78	112.84	S27°26'05"E
L17	167.38	N27°18'55"W	L79	79.80	S17°33'18"W
L18	28.95	N17°41'05"E	L80	168.41	N82°33'13"E
L19	123.04	N82°32'09"E	L81	9.50	N17°39'15"E
L20	20.04	N17°32'58"E	L82	15.00	N78°39'52"E
L21	36.54	N11°21'28"E	L83	9.50	S11°20'10"E
L22	24.02	S78°39'52"W	L84	13.00	S11°20'10"E
L23	15.00	N11°21'28"E	L85	15.00	S78°39'52"W
L24	24.00	N78°38'30"E	L86	13.00	N17°20'10"W
L25	15.00	N11°21'28"E	L87	10.00	N17°20'10"E
L26	24.02	N56°20'20"W	L88	15.00	S72°27'52"W
L27	145.62	S78°39'52"W	L89	2.77	S17°22'01"W
L28	21.00	N11°20'10"E	L90	15.00	N69°59'34"E
L29	15.00	N78°39'52"E	L91	20.02	S87°48'13"E
L30	21.00	S11°20'10"E	L92	15.45	S01°59'34"W
L31	8.00	N11°20'10"E	L93	162.59	N27°27'58"W
L32	15.00	N78°39'52"E	L94	15.00	N82°32'09"E
L33	8.50	S11°20'10"E	L95	155.49	S27°27'52"E
L34	38.44	S58°20'10"E	L96	9.50	N27°27'58"W
L35	39.12	S17°32'58"W	L97	15.00	N82°32'09"E
L36	123.10	S82°32'58"W	L98	9.50	S27°27'52"E
L37	16.54	S17°41'05"W	L99	8.50	S27°27'52"E
L38	14.52	S27°18'55"E	L100	15.00	S82°32'09"E
L39	10.00	N82°41'05"E	L101	9.50	N27°27'58"W
L40	15.00	S27°18'55"E	L102	3.47	N27°18'55"E
L41	10.00	S82°41'05"E	L103	4.72	N28°27'28"E
L42	16.01	N82°41'05"E	L104	40.76	N82°10'22"E
L43	15.00	S27°07'43"E	L105	38.90	N22°43'13"W
L44	15.56	S82°41'05"W	L106	58.58	S83°02'29"W
L45	32.36	N82°32'09"E	L107	143.20	N27°27'58"W
L46	28.51	N23°02'29"W	L108	15.00	N82°32'09"E
L47	19.50	N27°17'37"E	L109	132.79	S27°27'52"E
L48	15.00	N67°42'22"E	L110	57.00	N83°02'29"E
L49	19.64	S27°17'37"E	L111	63.97	S27°43'13"E
L50	318.69	S82°33'13"W	L112	55.62	S82°10'21"W
L51	12.99	S86°07'40"W	L113	10.33	S28°27'29"W
L52	27.42	N82°32'09"E	L114	41.82	N82°32'09"E
L53	14.00	N58°07'42"E	L115	300.83	S27°27'58"E
L54	8.61	S33°32'22"E	L116	228.23	S27°27'58"E
L55	150.00	N82°33'13"E	L117	298.22	N27°27'58"W
L56	88.80	N17°39'15"E	L118	7.89	S82°32'09"E
L57	115.39	N27°26'54"E	L119	7.89	N82°32'09"E
L58	77.83	N88°02'29"W	L120	258.86	N27°27'58"W
L59	20.50	N27°27'58"W	L121	123.99	S27°27'52"E
L60	30.53	N27°27'58"W	L122	15.00	S82°32'09"E
L61	15.00	N82°32'09"E	L123	123.99	N27°27'58"W
L62	24.91	S27°27'52"E			

CURVE	DELTA	RADIUS	LENGTH	CH BEAR	CHORD
C1	45°01'24"	32.00	25.19	N04°59'23"W	24.50
C2	29°27'29"	50.00	25.71	S77°19'50"W	25.42
C3	13°19'44"	50.00	11.69	N85°19'42"E	11.69
C4	29°27'29"	62.00	31.88	S77°19'50"W	31.53
C5	13°19'44"	38.00	8.84	N85°19'42"E	8.82
C6	89°51'51"	20.00	31.57	S17°37'05"W	28.25
C7	79°54'27"	20.00	29.82	N26°39'49"E	24.09
C8	89°58'57"	20.00	31.41	N56°20'54"W	28.28
C9	13°19'44"	62.00	14.42	N85°19'42"E	14.39
C10	29°27'29"	38.00	19.54	S77°19'50"W	19.32
C11	29°27'29"	38.00	19.54	S77°19'50"W	19.32
C12	29°41'13"	20.00	10.40	N77°28'33"E	10.28
C13	80°00'51"	20.00	31.42	S72°27'30"E	28.29
C14	92°00'01"	20.00	31.42	S72°27'30"E	28.28
C15	90°00'52"	20.00	31.42	N77°32'30"E	28.29
C16	89°59'59"	20.00	31.42	N72°27'30"E	28.28
C17	89°59'59"	20.00	31.41	N73°32'30"E	28.28
C18	86°34'29"	20.00	30.22	N70°44'25"W	27.43
C19	27°04'43"	20.00	8.49	S45°35'13"W	9.38

LEGEND
D.R.T.C.T. Deed Records, Tarrant County, Texas
P.R.T.C.T. Plat Records, Tarrant County, Texas
O.P.R.T.C.T. Official Public Records, Tarrant County, Texas
Texas Controlling Monument
C.M. Controlling Monument
VOL. Volume
PG. Page
CAB. Cabinet
SLD. Slide
INST. NO. Instrument Number
IRF. Iron rod found
MGS. Mag nail set
O. 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" unless otherwise noted



OWNER'S CERTIFICATE

WHEREAS Revenue Avenue, LLC is the sole owner of a tract of land located in the J. VAN LENT SURVEY, Abstract No. 1871, and the T. & P.R.R. CO. SURVEY, Abstract No. 1576, City of Fort Worth, Tarrant County, Texas, and being the same tract of land described in deed to Revenue Avenue, LLC, recorded in instrument No. D217250138, Deed Records, Tarrant County, Texas, and being more particularly described as follows:
Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Northeast line of Summer Creek Drive, a variable width right-of-way, at the Southwest corner of Lot 38, of Block 4, of Summer Creek Meadows, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 7165, Plat Records, Tarrant County, Texas;

Thence North 62°59'14" East, along the South line of said Block 4, a distance of 71.15' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
Thence North 89°11'35" East, along said South line, a distance of 656.48' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of Lot 26 of said Block 4, of Summer Creek Meadows, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5618, Plat Records, Tarrant County, Texas;

Thence South 11°20'10" East, along the West line of said Block 4, a distance of 588.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of Lot 1 of said Block 4;

Thence South 04°40'09" East, a distance of 3.62' to an X found in the North line of Sycamore School Road, a variable width right-of-way, at the Southwest corner of said Lot 1 of said Block, and being at the beginning of a non-tangent curve to the left, having a central angle of 03°45'10", a radius of 1260.00', and a chord bearing and distance of South 69°51'58" West, 82.51';

Thence Southwesterly, along said North line and said curve to the left, an arc distance of 82.53' to an X found for corner at the beginning of a curve to the right, having a central angle of 02°02'29", a radius of 990.00', and a chord bearing and distance of South 69°00'47" West, 35.27';

Thence Southwesterly, along said North line and said curve to the right, an arc distance of 35.27' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 27°18'43" West, a distance of 237.17' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 62°32'56" West, a distance of 376.91' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said Northeast line of Summer Creek Drive;

Thence North 27°26'04" West, along said Northeast line, a distance of 612.43' to the PLACE OF BEGINNING and containing 339,414 square feet or 7.792 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Revenue Avenue, LLC, does hereby adopt this plat as **LOTS 3 - 10, BLOCK 1, COLUMBUS TRAIL ADDITION**, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the streets and easements shown hereon.

WITNESS MY HAND, THIS 10th DAY OF April, 2019.

Kevin Akkani
Name: Kevin Akkani
Title: Managing Member

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, *Kevin Akkani*, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of April, 2019.

Maria Akkani
Notary Public in and for The State of Texas

CASE NO. FP-18-093

THIS PLAT FILED IN DOCUMENT NO. **D219076133**, DATE **04/12/19**

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: Summer Creek Dr. & Sycamore School Rd., Fort Worth, TX ~
Owner: Revenue Avenue, LLC
~ 1801 Precinct Line Rd. Hurst, TX 76054 ~

Job No.: 18-0841 Drawn by: 517 Date: 04-25-2017 Revised:
"A professional company operating in your best interest"

FINAL PLAT
LOTS 3 - 10, BLOCK 1
COLUMBUS TRAIL
ADDITION

A BEING A PLAT OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 11751, PAGE 123, DEED RECORDS, TARRANT COUNTY, TEXAS T. & P.R.R. CO. SURVEY, ABSTRACT NO. 1871 TARRANT COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TARRANT

1) The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

2) Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3) A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

4) No buildings permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth;

5) No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

6) Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

FLOODPLAIN/DRAINAGEWAY MAINTENANCE
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

PUBLIC OPEN SPACE EASEMENT
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

SEAWALKS
Sidewalks are required adjacent to both sides of all public and private streets and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards."

FLOOD STATEMENT

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C 0295K, dated 09-25-2009. The property is located in Zone "X".

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
This is to certify that I, John S. Turner, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey, on the ground, and that all corners, angle points of any curves have been properly made on the ground and that this Plat correctly represents that survey made by me.

John S. Turner
John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared John S. Turner, known to me to be the person whose name is subscribed to the foregoing instrument, and in the capacity therein stated and acknowledged to me that he executed the same for that purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 9th day of April, 2019.

Gwendolyn Overkamp
Notary Public in and for the State of Texas
My commission expires: 02-29-2020
Notary ID: 128901009

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: **4/12/2019**
By: *Amalita R. Brown* Chairman
By: *Daniel Smith* Secretary