



# NEIGHBORHOOD GROUP NOTICES

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

You may:

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

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

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

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

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

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

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

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

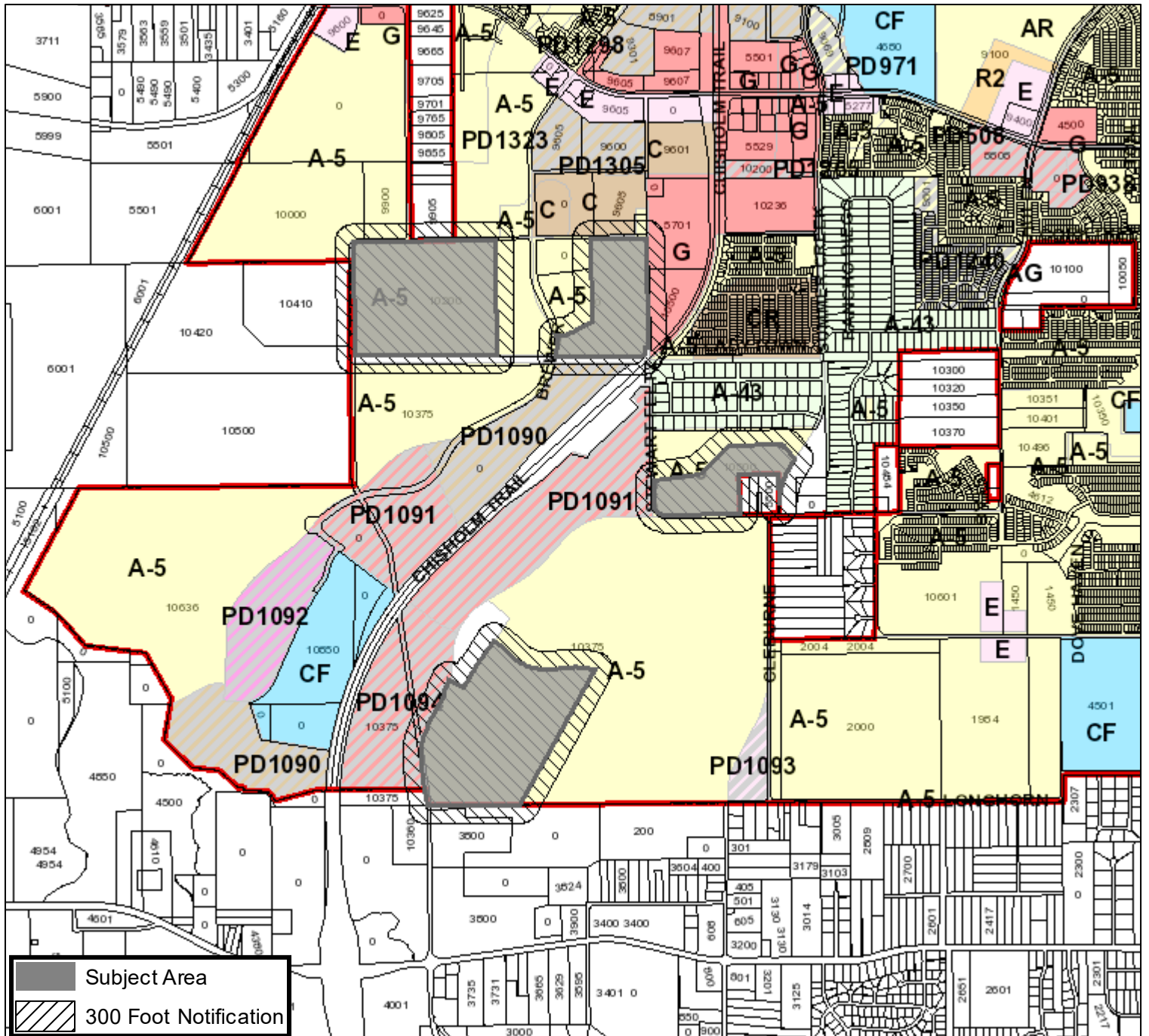
Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

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:	

### Area Zoning Map

Applicant: Walton Texas LP/Westwood Professional Services  
 Address: 10200 Old Cleburne Crowley Road, 10500 W. Cleburne Road & old 10375 Old Granbury R  
 Zoning From: null  
 Zoning To: null  
 Acres: 302.2717372  
 Mapsco: Text  
 Sector/District: Far\_Southwest  
 Commission Date: 5/8/2024  
 Contact: 817-392-8043



0 1,150 2,300 4,600 Feet



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Walton Texas, LP

Mailing Address 8800 N Gainey Center Dr., Suite 345 City, State, Zip Scottsdale, AZ 85258

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

**APPLICANT** same as owner

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

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

**AGENT / OTHER CONTACT** Westwood Professional Services

Mailing Address 9800 Hillwood Parkway, Ste 250 City, State, Zip Fort Worth, TX 76177

Phone 817.562.3350 Email ben.raef@westwoodps.com

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

## PROPERTY DESCRIPTION

Site Location (Address or Block Range): 10200 OLD CLEBURNE CROWLEY RD, 10500 W CLEBURNE RD, & 10375 OLD GRANBURY RD

Total Rezoning Acreage: 302.187  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: 302.187 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): A-5 Proposed Zoning District(s): TRACT 1 (R-1), TRACT 2 (R-1 & D), TRACT 13 (R-1), TRACT 15 (R-1)  
 Current Use of Property: undeveloped  
 Proposed Use of Property: Single Family Zero Lot Line and Multifamily

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.

This request is to modify the zoning of four tracts of land in the Rock Creek Ranch Development. Tract 1, 13 and 15 will be modified from A-5 to R-1. Tract 2 will be modified from A-5 to R-1 and D. The new zoning will provide a mixture of lot sizes and provide affordable housing for the growing community in this area.

## ADDITIONAL QUESTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**SIGN INSTALLATION AUTHORIZATION**

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

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

Owner’s Name (Printed): \_\_\_\_\_

**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) 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)

See attached signatory page

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

\_\_\_\_\_  
Owner’s Name (Printed)

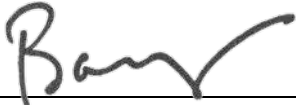


\_\_\_\_\_  
Applicant or Agent’s Signature


Ben Raef

\_\_\_\_\_  
Applicant or Agent’s Name (Printed):

WUSF 4 Rock Creek, LP, a Texas limited partnership  
By: WUSF 4 Rock Creek GP, LLC, a Delaware limited liability company  
Its: General Partner  
By: Walton U.S. Land Fund 4, LP, a Delaware limited partnership  
Its: Manager  
By: WUSF 4 GP, LLC, a Delaware limited liability company  
Its: General Partner  
By: Walton Land Management (USA), Inc., a Delaware corporation  
Its: Manager

By:   
Name: Barry Dluzen  
Title: Authorized Signatory

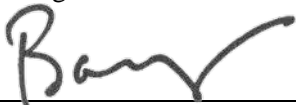
WUSF 5 Rock Creek East, LP, a Texas limited partnership  
By: WUSF 5 Rock Creek East GP, LLC, a Delaware limited liability company  
Its: General Partner  
By: Walton U.S. Land Fund 5, LP, a Delaware limited partnership  
Its: Manager  
By: WUSF 5 GP, LLC, a Delaware limited liability company  
Its: General Partner  
By: Walton Land Management (USA), Inc., a Delaware corporation  
Its: Manager

By:   
Name: Barry Dluzen  
Title: Authorized Signatory

Walton Texas, LP, a Texas limited partnership, on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable

By: Walton Texas GP, LLC, a Texas limited liability company  
Its: General Partner



By: Walton International Group, Inc., a Nevada corporation  
Its: Manager

By:   
Name: Barry Dluzen  
Title: Authorized Signatory





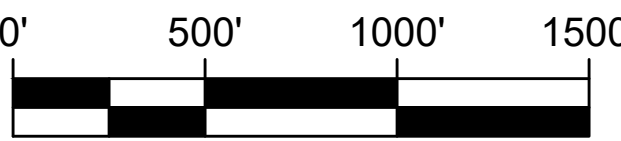
**LEGEND**

	PROPOSED R-1 AREA
	PROPOSED D AREA

NOTE:  
TRACT LABELS FOLLOW THE LEGAL DESCRIPTIONS  
IN THE ORDINANCE.

**ROCK CREEK RANCH  
PROPOSED ZONING EXHIBIT**

FORT WORTH - TEXAS  
MARCH 2024





## DESCRIPTION FOR ZONING OF 104.297 ACRES OF LAND

**BEING** a tract of land situated in the B.F. Pace Survey, Abstract Number 1254 and the J.J. Albirado Survey, Abstract Number 4, City of Fort Worth, Tarrant County, Texas, being a portion of the remainder of that tract of land described by deed to WUSF 4 Rock Creek, LP, recorded in Instrument Number D221106362 (Tract 1), County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the most northerly northwest corner of said Tract 1 remainder, an "ell" corner in the east line of that tract of land described by deed to Rocky Creek Crossing, LTD., recorded in Instrument Number D221167085, said County Records, and being the approximate centerline of Old Granbury Road (paved and traveled roadway of undetermined width);

**THENCE** N 89°04'23"E, 2377.76 feet, with the north line of said Tract 1 remainder;

**THENCE** departing said north line, over and across said Tract 1 remainder the following courses and distances:

S 00°06'58"W, 1052.73 feet;

S 89°53'02"E, 5.21 feet;

S 00°06'58"W, 145.00 feet;

S 89°53'02"E, 14.64 feet;

S 00°06'58"W, 739.30 feet, to the south line of said Tract 1 remainder and the north line of that tract of land described by deed to Texas Electric Service Company, recorded in Volume 3569, Page 410, said County Records;

**THENCE** N 89°53'02"W, 2369.91 feet, with said common line, to the southwest corner of said Tract 1 remainder, the northwest corner of said Texas Electric Service Co. tract, and returning to the aforementioned centerline of Old Granbury Road;

**THENCE** N 00°42'36"W, 1893.95 feet, to the **Point of Beginning** and containing 4,543,162 square feet or 104.297 acres of land more or less.

"Integral Parts of this Document"

1. Description
2. Exhibit

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property 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."



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JJ. ALBIRADO SURVEY  
A - 4

ZONED "A5"  
Rocky Creek Crossing, LTD.  
Inst.\* D221167085  
C.R.T.C.T.

Landcrowd LLC  
Inst.\* D222066026  
C.R.T.C.T.  
(unincorporated)

ZONED "A5"  
SLF IV/Legacy Capital, L.P.  
Inst.\* D210314509 (remainder)  
C.R.T.C.T.

ZONED "C"  
Gabriel Southwest, LLC  
Inst.\* D217046244  
C.R.T.C.T.

L. GOFF SURVEY  
A - 633

City of Fort Worth  
Approx Survey  
Line (Typ)

Old Granbury Road

Stewart-Feltz Road

Stewart-Feltz Road

Point of Beginning

Approx Survey  
Line

WUSF 4 Rock Creek, LP  
Inst.\* D221106362  
(Tract 1 Remainder)  
C.R.T.C.T.  
Proposed  
"R1"  
Zoning  
104.297 Acres  
ZONED "A5"

Approx Survey  
Line (Typ)

City of Fort Worth  
Inst.\* D219079674  
C.R.T.C.T.

JJ. ALBIRADO SURVEY  
A - 4

ZONED "A5"  
WUSF 4 Rock Creek, LP  
Inst.\* D221106362  
C.R.T.C.T.

J.M. BOGSTICK SURVEY  
A - 194

Khris O'Grady  
Inst.\* D213255392  
C.R.T.C.T.  
(unincorporated)

Old Granbury Road  
City of Fort Worth E T J

City of Fort Worth

B.F. PACE SURVEY  
A - 1254

ZONED "A5"  
WUSF 4 Rock Creek, LP  
Inst.\* D221106362  
C.R.T.C.T.

110' Right-of-Way  
Inst.\* D219030365  
C.R.T.C.T.

Lot 1, Block 1  
TXU Rocky Creek  
Substation Addition  
Cab. A, Sld. 6910  
C.R.T.C.T. (unincorporated)

Texas Electric Service Company, Vol. 3569, Pg. 410, C.R.T.C.T. (unincorporated)

Approx City Limits (Typ)

Approx Survey  
Line

ZONED "A5"  
WUSF 4 Rock Creek, LP  
Inst.\* D221106362  
C.R.T.C.T.

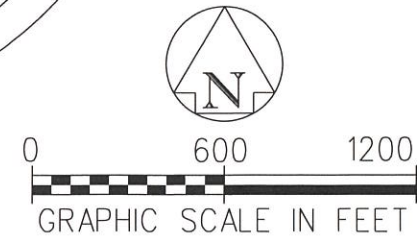
ZONED "PD"  
WUSF 4 Rock Creek, LP  
Inst.\* D221106362  
C.R.T.C.T.

JJ. ALBIRADO SURVEY  
A - 4



### Exhibit for Zoning of 104.297 Acres of Land

Situated in the B.F. Pace Survey, Abstract Number 1254 and the  
J.J. Albirado Survey, Abstract Number 4, City of Fort Worth,  
Tarrant County, Texas.



"Integral Parts of this Document"  
1. Description  
2. Exhibit

**PELTON**  
LAND SOLUTIONS  
8900 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

**DESCRIPTION FOR ZONING OF  
25.260 ACRES OF LAND**

**BEING** a tract of land situated in the J.J. Albirado Survey, Abstract Number 4, City of Fort Worth, Tarrant County, Texas, and being a portion of the remainder of that tract of land described by deed to WUSF 4 Rock Creek, LP, recorded in Instrument Number D221106362 (Tract 1), County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the most northeast corner of said Tract 1 remainder, the southeast corner of Lot 1R, Sun Country Elevated Tank Addition, an addition to the City of Fort Worth, Texas, by plat recorded in Instrument Number D222082498, said County Records, being in the west line of that tract of land described by deed to SNM Real Estate, LP, recorded in Instrument Number D217058340, said County Records, and being in the approximate centerline of Stewart-Feltz Road (paved and traveled roadway of undetermined width);

**THENCE** S 01°09'29" E, 1114.44 feet, with said west line, said centerline, and the east line of said Tract 1 remainder;

**THENCE** departing said right-of-way line, over and across said Tract 1 remainder the following bearings and distances:

S 89°03'46" W, 477.38 feet;

S 58°59'38" W, 528.40 feet;

N 00°55'37"W, 1379.35 feet, to the northwest corner of said Tract 1 remainder, being the northeast corner of that tract of land described by deed to the City of Fort Worth recorded in Instrument Number D219079674, said County Records, and being in the south right-of-way line of Stewart Feltz Road (a variable width right-of-way);

**THENCE** N 89°04'23" E, 930.12 feet, with the north line of said Tract 1 remainder to the **Point of Beginning** and containing 1,100,326 square feet or 25.260 acres of land more or less.

**DESCRIPTION FOR ZONING OF  
22.810 ACRES OF LAND**

**BEING** a tract of land situated in the J.J. Albirado Survey, Abstract Number 4, City of Fort Worth, Tarrant County, Texas, being a portion of the remainder of that tract of land described by deed to WUSF 4 Rock Creek, LP, recorded in Instrument Number D221106362 (Tract 1), County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at the most northeast corner of said Tract 1 remainder, the southeast corner of Lot 1R, Sun Country Elevated Tank Addition, an addition to the City of Fort Worth, Texas, by plat recorded in Instrument Number D222082498, said County Records, being in the west line of that tract of land described by deed to SNM Real Estate, LP, recorded in Instrument Number D217058340, said County Records, and being in the approximate centerline of Stewart-Feltz Road (paved and traveled roadway of undetermined width);

**THENCE** S 01°09'29" E, 1114.44 feet, with said west line, said centerline, and the east line of said Tract 1 remainder, to the **POINT OF BEGINNING**;

**THENCE** S 01°09'29" E, 715.29 feet, continuing with said common line, to the most easterly southeast corner of said Tract 1 remainder;

**THENCE** S 88°50'22" W, 64.03 feet, to an "ell" corner in the east line of said Tract 1 remainder;

**THENCE** S 01°09'38" E, 129.23 feet, to the northwest right-of-way line of State Highway 121 (Chisholm Trail Parkway, variable width right-of-way);

**THENCE** S 55°05'56" W, 40.81 feet, with said northwest right-of-way line, to the most southerly southeast corner of said Tract 1 remainder and the north line of that tract of land described by deed to Texas Electric Service Company, recorded in Volume 3569, Page 410, said County Records;

**THENCE** N 89°54'39" W, 1451.37 feet, with said north line and the south line of said Tract 1 remainder, to the beginning of a non-tangent curve to the left and the east right-of-way line of Brewer Boulevard (110 foot right-of-way, recorded in Instrument Number D219030365, said County Records;

**THENCE** with said non-tangent curve to the left, an arc distance of 345.25 feet, through a central angle of 15°45'43", having a radius of 1255.00 feet, the long chord which bears N 01°35'23" E, 344.16 feet;

**THENCE** departing said right-of-way line, over and across said Tract 1 remainder the following courses and distances:

N 82°19'10" E, 114.79 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 256.48 feet, through a central angle of  $23^{\circ}19'32''$ , having a radius of 630.00 feet, the long chord which bears  $N 70^{\circ}39'24'' E$ , 254.71 feet;

$N 58^{\circ}59'38'' E$ , 806.00 feet;

**THENCE**  $N 89^{\circ}03'46'' E$ , 477.38 feet to the **Point of Beginning** and containing 993,604 square feet or 22.810 acres of land more or less.

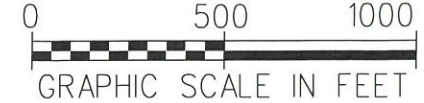
“Integral Parts of this Document”

1. Description – 3 Pages
2. Exhibit – 1 Page

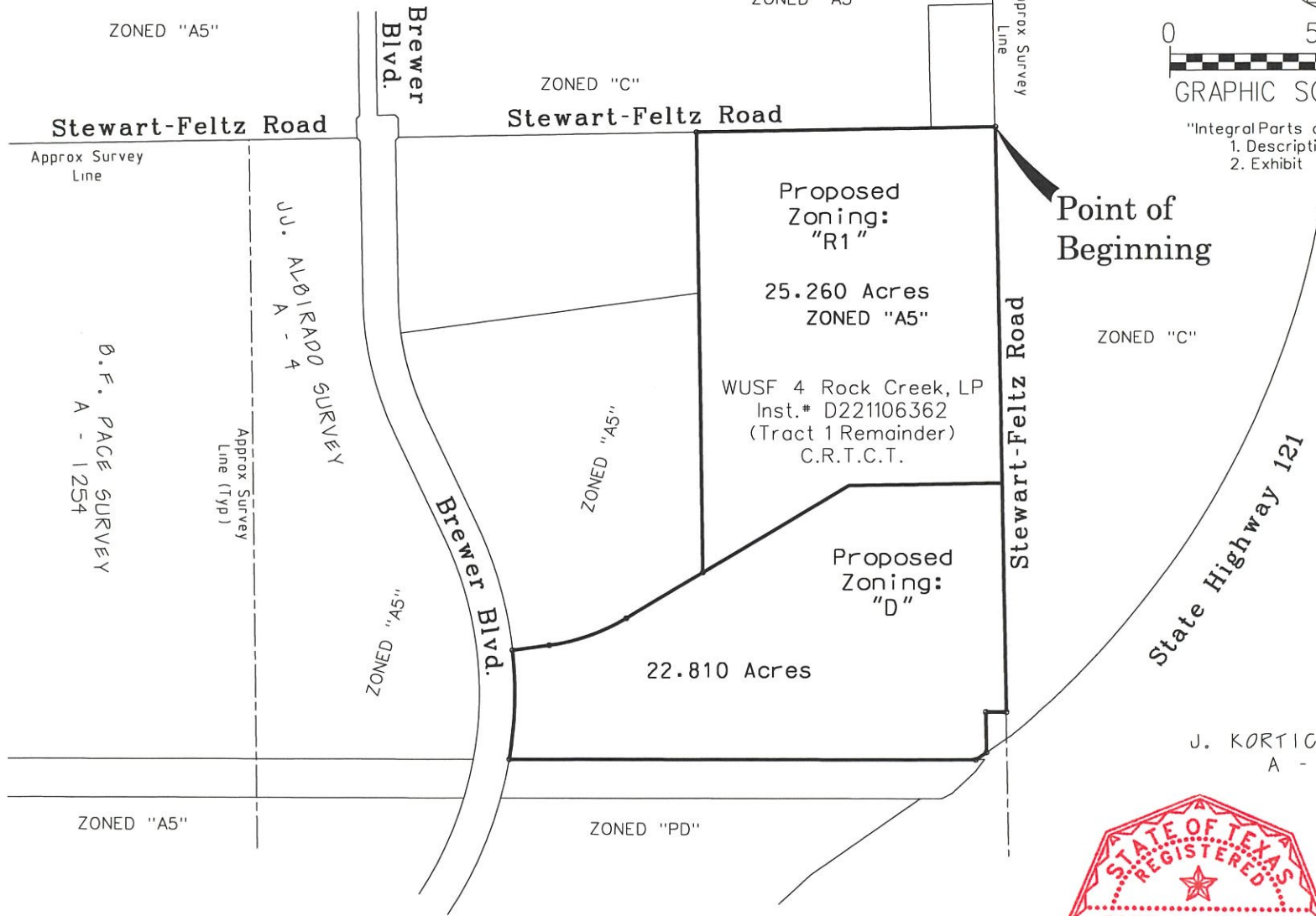
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JJ. ALBIRADO SURVEY  
A - 4



"Integral Parts of this Document"  
1. Description (2 Pages)  
2. Exhibit



Point of Beginning

WUSF 4 Rock Creek, LP  
Inst.# D221106362  
(Tract 1 Remainder)  
C.R.T.C.T.

J. KORTICKY SURVEY  
A - 914



Exhibit for Zoning of  
**48.070 Acres**

Situated in the J.J. Albirado Survey, Abstract Number 4, City of Fort Worth,  
Tarrant County, Texas.

## DESCRIPTION FOR ZONING OF 35.563 ACRES OF LAND

**BEING** a tract of land situated in the J. Korticky Survey, Abstract Number 914, City of Fort Worth, Tarrant County, Texas, being a portion of that tract of land described by deed to WUSF 5 Rock Creek, LP, recorded in Instrument Number D216007268 (Tract 3), County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at the northwest corner of said Tract 3, the southwest corner of Lot 1, Block 10, Panther Heights, an addition to the City of Fort Worth, Texas, by plat recorded in Cabinet A, Slide 9826, said County Records, and being in the east right-of-way line of Stewart Feltz Road (variable width right-of-way);

**THENCE** S 01°01'20"E, 865.35 feet, with the west line of said Tract 3, and said east right-of-way line to the **POINT OF BEGINNING**;

**THENCE** departing said common line, over and across said Tract 3 the following courses and distances:

N 81°38'16"E, 765.71 feet;

N 47°18'59"E, 696.35 feet;

N 89°12'27"E, 830.91 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distances of 139.35 feet, through a central angle of 51°30'37", having a radius of 155.00 feet, the long chord which bears S 65°02'15"E, 134.70 feet;

S39°16'56"E, 226.57 feet;

S 33°32'28"W, 107.35 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 753.46 feet, through a central angle of 34°20'38", having a radius of 1257.00 feet, the long chord which bears S 16°22'09"W, 742.23 feet, to the south line of said Tract 3 and the east line of that tract of land described by deed to Mahanaim Christian Fellowship, recorded in Instrument Number D217015330, said County Records;

**THENCE** N 00°48'10"W, 551.06 feet, with said common line to an "ell" corner in said south line and the northeast corner of said Mahanaim tract;

**THENCE** S 89°12'25"W, 659.92 feet, to an "ell" corner in said south line and the northwest corner of said Mahanaim tract;

**THENCE** S 00°46'53"E, 660.05 feet, to an "ell" corner in said south line, the southwest corner of said Mahanaim tract, and the north right-of-way line of aforementioned Stewart-Feltz Road;



**THENCE** with the north and east right-of-way lines of said Stewart-Feltz Road, the following bearings and distances:

S 89°12'23"W, 1260.49 feet;

N 75°12'14"W, 76.80 feet;

N 52°13'00"W, 59.17 feet;

N 34°55'30"W, 63.75 feet;

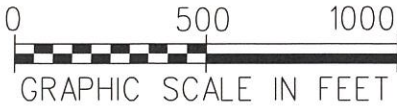
N 14°00'44"W, 55.98 feet;

**THENCE** N 01°01'20"W, 412.10 feet, to the **Point of Beginning** and containing 1,549,131 square feet or 35.563 acres of land more or less.

"Integral Parts of this Document"

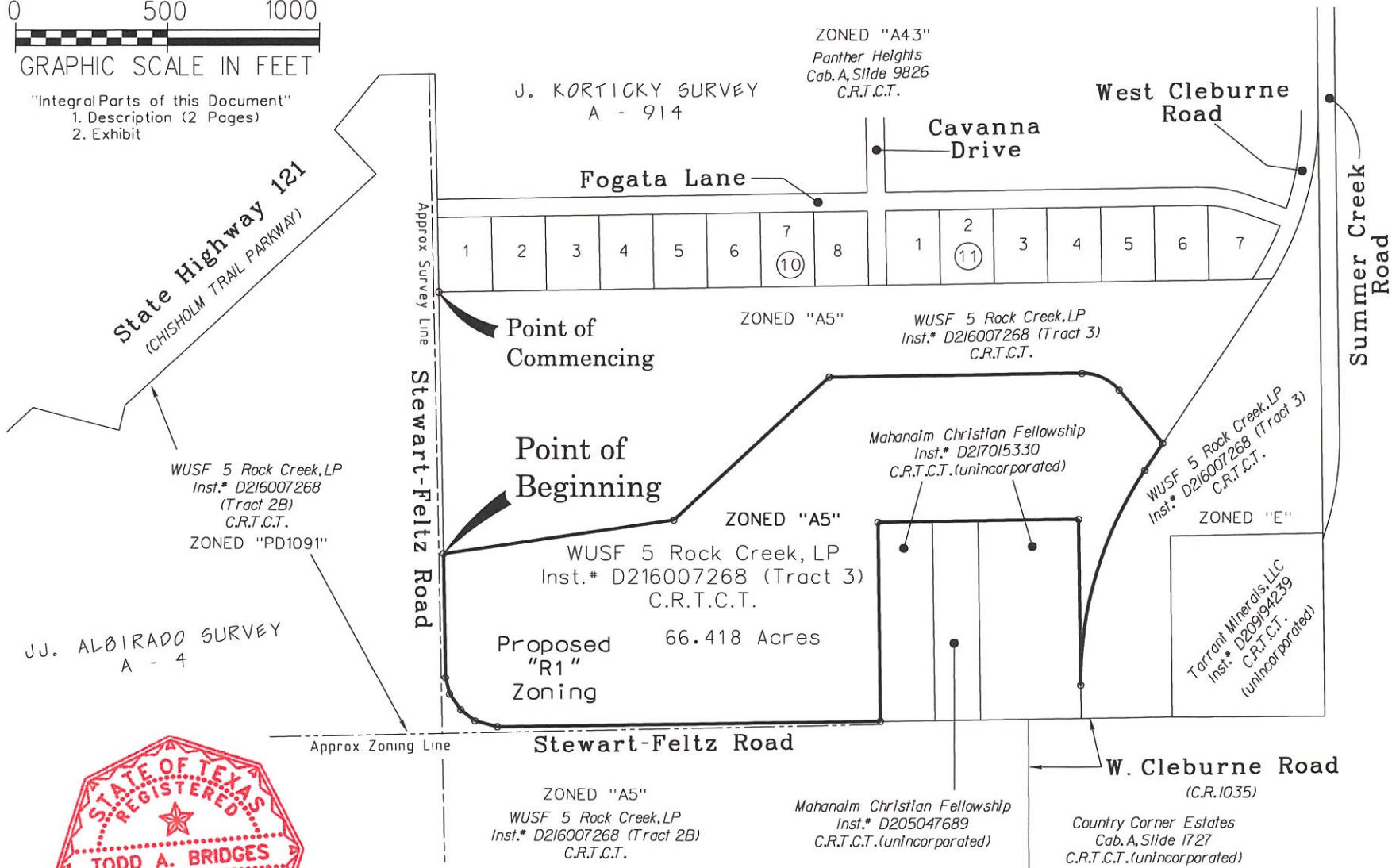
1. Description (2 Pages)
2. Exhibit

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property 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."



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JJ. ALBORADO SURVEY  
A - 4



*Todd A. Bridges*  
3-28-24

### Exhibit for Zoning of 66.418 Acres of Land

Situated in the J. Korticky Survey, Abstract Number 914, City of Fort Worth, Tarrant County, Texas.



## DESCRIPTION FOR ZONING OF 114.257 ACRES OF LAND

**BEING** a tract of land situated in the J.J. Albirado Survey, Abstract Number 4, and the J.R. Leath Survey, Abstract Number 962, City of Fort Worth, Tarrant County, Texas, being a portion of that tract of land described by deed to WUSF 5 Rock Creek, LP, recorded in Instrument Number D216007268 (Tract 2B), County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the northeast corner of that tract of land described by deed to Conglomerate Gas II, LP, recorded in Instrument Number D210209360, said County Records and being in the south line of said Tract 2B, from which the most southerly southwest corner of said Tract 2B and the east right-of-way line of State Highway 121 (Chisholm Trail Parkway, a variable width right-of-way) bears S 89°15'28"W, 1427.14 feet;

**THENCE** over and across said Tract 2B, the following courses and distances:

N 07°50'18"W, 383.83 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 709.44 feet, through a central angle of 36°57'10", having a radius of 1100.00 feet, the long chord which bears N 08°40'17"E, 697.21 feet;

N 27°08'52"E, 561.64 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 285.73 feet, through a central angle of 14°52'59", having a radius of 1100.00 feet, the long chord which bears N 19°42'23"E, 284.93 feet;

S 60°20'27"E, 288.64 feet;

N 29°39'33"E, 413.14 feet;

N 33°57'18"E, 520.99 feet, to the beginning of a non-tangent curve to the right;

With said curve to the right, an arc distance of 219.64 feet, through a central angle of 15°43'49", having a radius of 800.00 feet, the long chord which bears S 54°56'21"E, 218.95 feet;

S 47°04'26"E, 246.70 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 523.94 feet, through a central angle of 46°11'02", having a radius of 650.00 feet, the long chord which bears S 70°09'57"E, 509.87 feet;

N 86°44'32"E, 467.62 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 382.10 feet, through a central angle of 19°02'13, having a radius of 1150.00 feet, the long chord which bears S 83°44'21"E, 380.34 feet;

S 28°42'28"W, 2580.99 feet, to the south line of said Tract 2B, being the north line of that tract of land described by deed to DBK Industries, LLC., recorded in Instrument Number D221368241, said County Records;

**THENCE** S 89°27'06"W, 1564.60 feet, continuing with said common line, to the most southerly southwest corner of said Tract 2B and the southeast corner of the aforementioned Conglomerate Gas II tract;

**THENCE** N 06°32'52"W, 276.37 feet, with the east line of said Conglomerate Gas II tract and continuing with said south line, to the **Point of Beginning** and containing 4,977,054 square feet or 114.257 acres of land more or less.

"Integral Parts of this Document"

1. Description (2 Pages)
2. Exhibit

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0 1000 2000



GRAPHIC SCALE IN FEET

"Integral Parts of this Document"

- 1. Description (2 Pages)
- 2. Exhibit

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Mahanaim Christian Fellowship  
Inst.\* D205047689 & D217015330  
C.R.T.C.T. (unincorporated)



Stewart-Feltz Road

WUSF 5 Rock Creek, LP  
Inst.\* D216007268 (Tract 3)  
C.R.T.C.T.  
ZONED "A5"

Stewart-Feltz Road

J. KORTICKY SURVEY  
A - 914

West Cleburne Road

Country Corner Estates  
Cab. A Slide 1727  
C.R.T.C.T. (unincorporated)

Approx Survey Line (Typ)

State Highway 121  
(CHISHOLM TRAIL PARKWAY)

ZONED "PD"  
WUSF 5 Rock Creek, LP  
Inst.\* D216007268 (Tract 2B)  
C.R.T.C.T.

J. J. ALBIRADO SURVEY  
A - 4

Approx Survey Line (Typ)

ZONED "A5"  
WUSF 5 Rock Creek, LP  
Inst.\* D216007268 (Tract 2B)  
C.R.T.C.T.  
114.257 Acres  
Proposed "R1" Zoning

ZONED "PD"  
WUSF 5 Rock Creek, LP  
Inst.\* D216007268 (Tract 2B)  
C.R.T.C.T.

J. R. LEATH SURVEY  
A - 962

ZONED "A5"  
WTXS LLC  
Inst.\* D222085622  
C.R.T.C.T.

H. K. MAPLES SURVEY  
A - 1023

Point of Beginning

S89° 15' 28" W  
1427.14'  
Approx City Limits

Approx City Limits

Longhorn Trail  
Approx Survey Line & City Limits

Conglomerate Gas II LP  
Inst.\* D210209360, C.R.T.C.T.

SOCORRO FARMING CO. SURVEY  
A - 1839

DBK Industries LLC  
Inst.\* D221368241  
C.R.T.C.T.

W. S. NEELY SURVEY  
A - 1178

West Cleburne Road

J. COLTHARP SURVEY  
A - 1887

J. S. FOSTER SURVEY  
A - 547

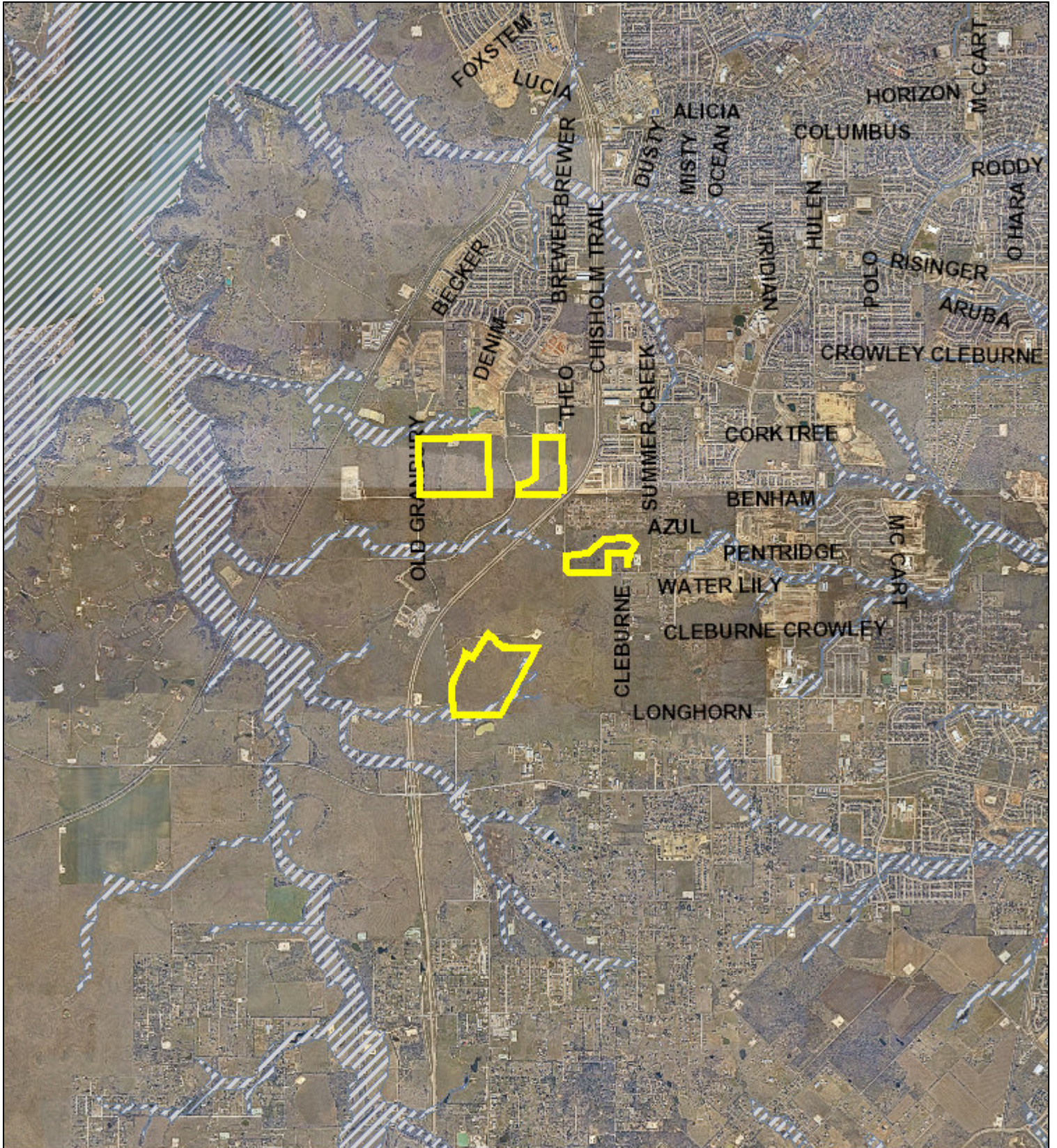
### Exhibit for Zoning of 114.257 Acres of Land

Situated in the J.J. Albirado Survey, Abstract Number 4, and the J.R. Leath Survey, Abstract number 962, City of Fort Worth, Tarrant County, Texas.





## Aerial Photo Map

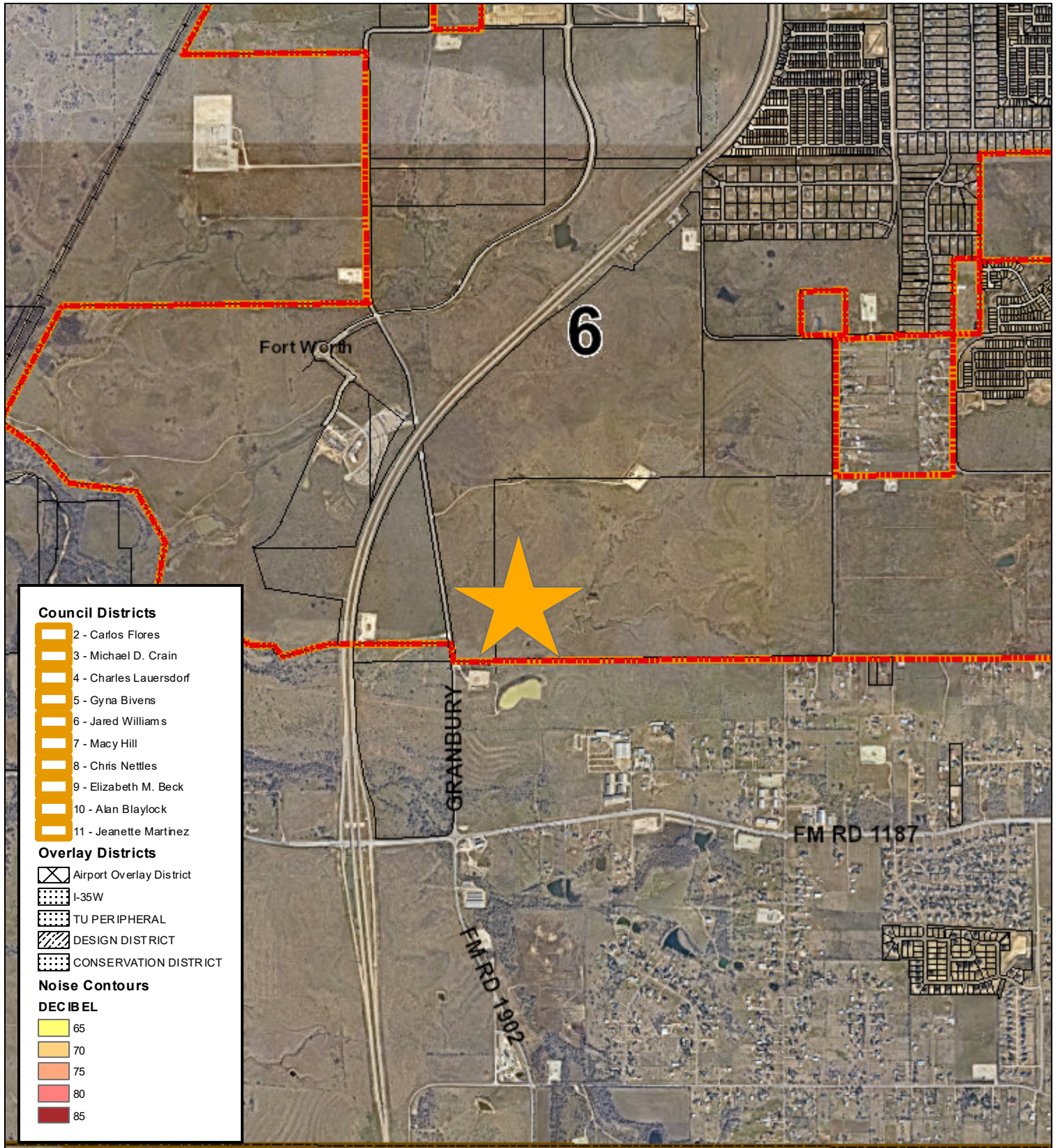


0 2,800 5,600 11,200 Feet





### Area Map



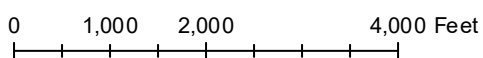
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Langersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

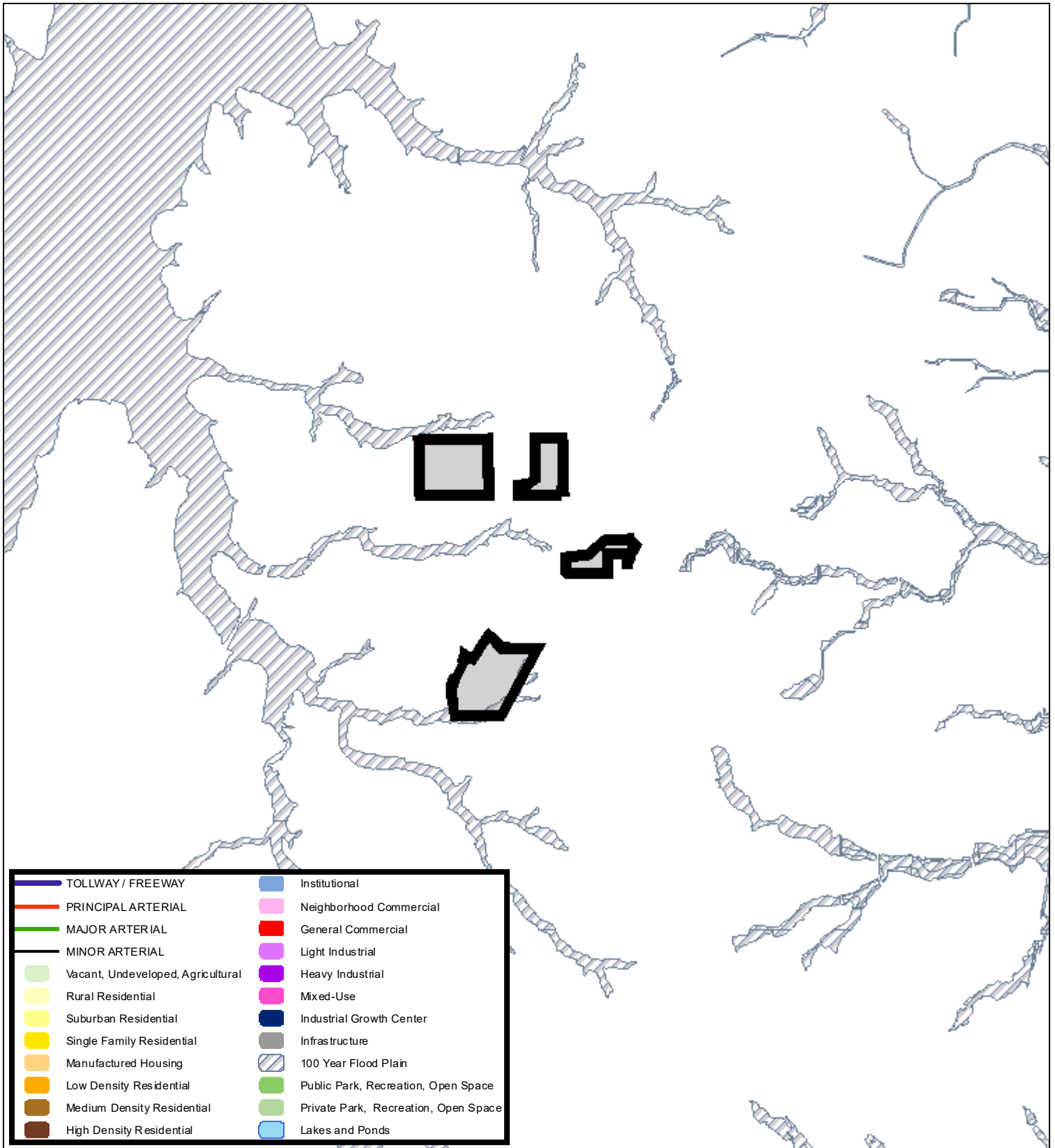
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



### Future Land Use



4,300 2,150 0 4,300 Feet

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





### Location Map

