



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: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

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

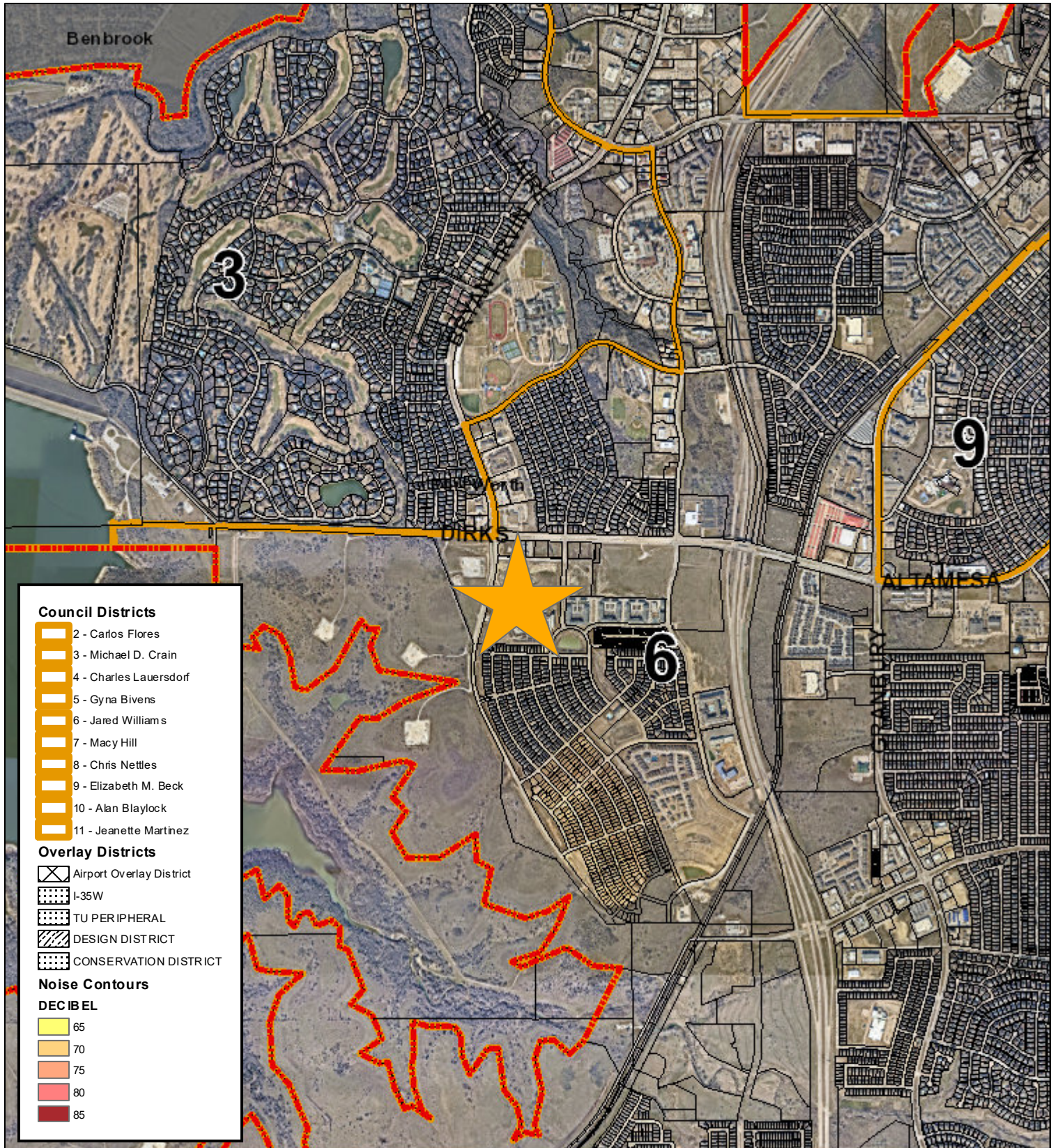
Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

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

Aerial Photo Map



Area Map



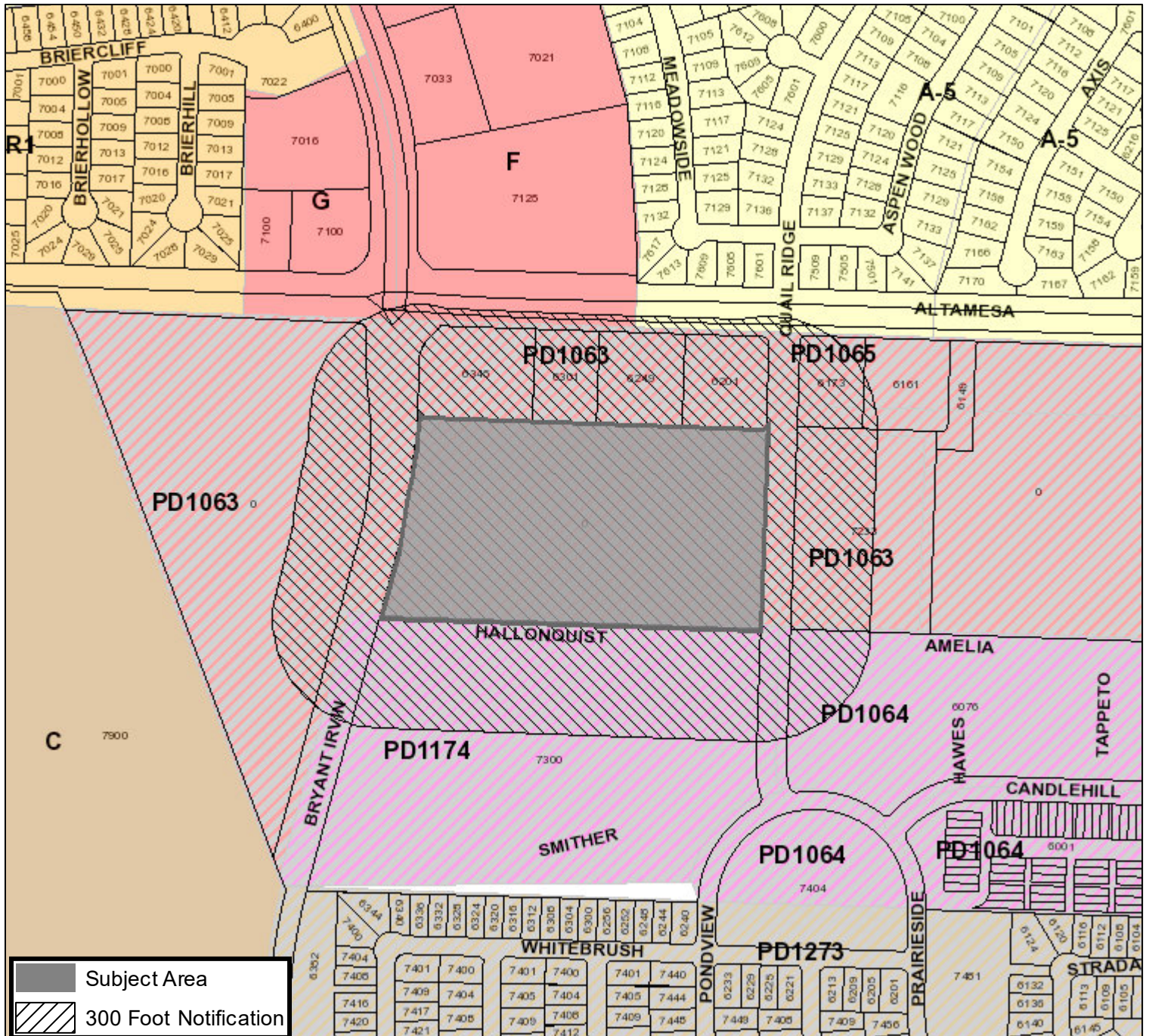
0 1,000 2,000 4,000 Feet





ZC-25-078

Area Zoning Map

Applicant: Pate Ranch Commercial / IHS Real Estate Holding
Address: 7200 block Bryant Irvin Road
Zoning From: PD 1063 for certain G uses
Zoning To: PD for D uses with a max of 368 units
Acres: 12.62617536
Mapsc0: Text
Sector/District: Far Southwest
Commission Date: 5/14/2025
Contact: 817-392-8043



 Subject Area
 300 Foot Notification

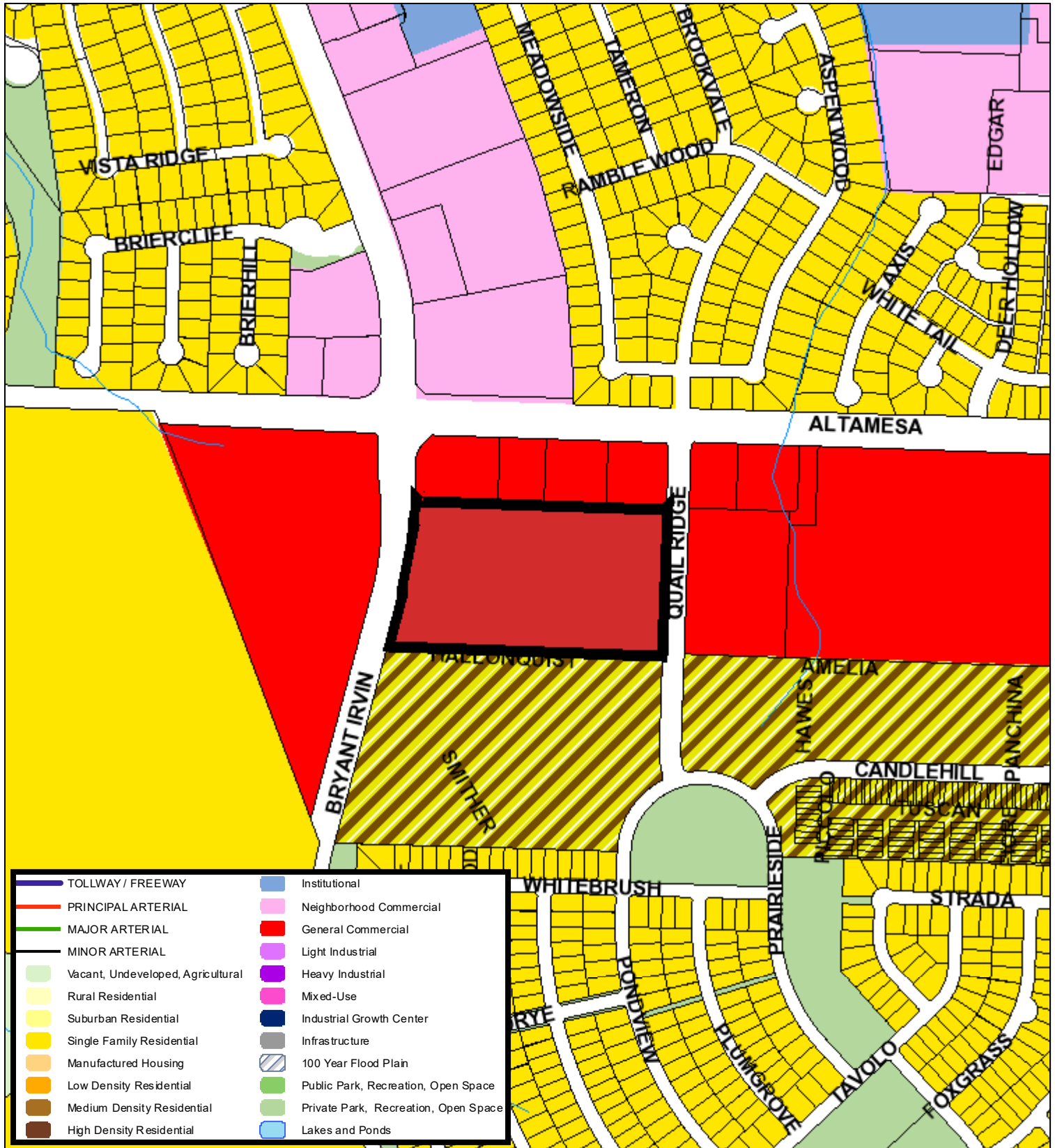
0 195 390 780 Feet

Created: 4/23/2025 9:56:08 AM



ZC-25-078

Future Land Use



500 250 0 500 Feet

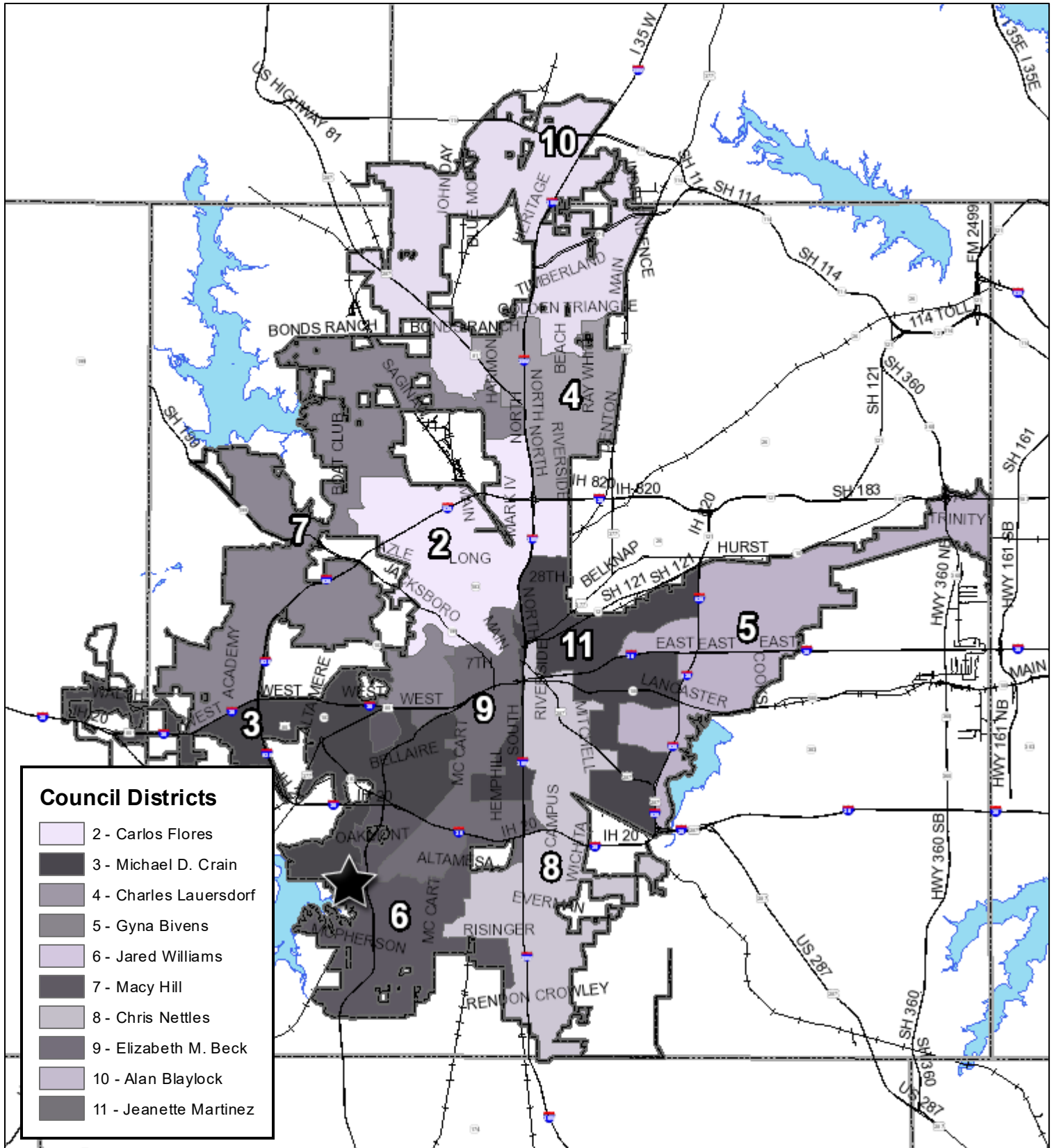
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-078

Location Map



0 2.5 5 10 Miles



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Pate Ranch Commercial, LP - Attn: Julian Hawes, Jr., Vice President *Provident Realty Advisors, Inc.*

Mailing Address 10210 N. Central Expressway, Ste. 300 City, State, Zip Dallas, TX

Phone (972) 385-4152 Email smorway@providentrealty.net

APPLICANT Integrated Real Estate Group - Attn: Kenneth W. Fambro, II *IHS Real Estate Holding, LLC*

Mailing Address 3110 W. Southlake Blvd, Ste. 120 City, State, Zip Southlake, TX 76092

Phone (817) 821-4834 Email tarmstrong@ireg.us

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): 12.591 acre tract of land located in the J. Heath Survey, Abstract No. 641

Total Rezoning Acreage: 12.591 ☒ 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: 12.591 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 checked="" 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): PD-1063 ("G") Proposed Zoning District(s): PD
 Current Use of Property: Vacant land
 Proposed Use of Property: 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: "D" Maximum Unit Count Not to Exceed 368 Units
 Land Uses Being Added or Removed: Multifamily

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.

Please see online application Project Details.

Enclave is currently planned for 368 units on 12.591 acres and designed with four 4-story, elevator-serviced buildings. The orientation of the buildings along Bryant Irving Rd and Quail Ridge Rd provide an urban feel while the interior amenity space is the focal point of the entrance off Bryant Irving. Overall, the symmetrical design of the community, which resembles form-based code, will provide a cohesive elevation that matches the senior community to the south while providing an interior retreat for residents. The first-floor units will either have stooped entries or private yards. Each building offers tuck-under garages that connect directly to interior conditioned corridors. Covered parking, including carports, will also be available for residents. The proposed unit mix includes 204 one-bedroom, 148 two-bedroom, and 16 three-bedroom apartment homes. Unit interiors will consist of 9' or 10' ceilings, large walk-in closets, undermount kitchen and bathrooms sinks, designer glass backsplash, stone countertops, and wood plank flooring throughout with carpet in bedrooms. The clubhouse/leasing area will consist of 5,000+ square feet of amenity space including a resident lounge, an expansive fitness area, game area, mailroom, conference room, workshare space and business center. The clubhouse courtyard will include a resort-style pool, shade structures with lounge space, barbecue grills, outdoor game area, televisions, and greenspace. Other outdoor amenities include multiple dog parks and a pickleball court.

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):

Owner's Name (Printed): Julian Hawes, Jr., Vice President of PRA Pate Ranch GP, LLC, the GP of Pate Ranch Commercial LP

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

~~THE REAL ESTATE HOLDINGS, LLC~~

AUTHORITY IS HEREBY GRANTED TO (NAME) Integrated Real Estate Group & Kenneth W. Fambro, II 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:

12.591 acre tract of land located in the J. Heath Survey, Abstract No. 641 (CERTIFIED LEGAL DESCRIPTION)

Pate Ranch Commercial LP
By: PRA Pate Ranch GP, LLC
its administrator

Owner's Signature (of the above referenced property)

Julian Hawes, Jr., Vice President

Owner's Name (Printed)

Applicant or Agent's Signature

Kenneth W. Fambro, II, Vice President

Applicant or Agent's Name (Printed):

Vice President of IHS Real Estate Holdings, LLC



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:

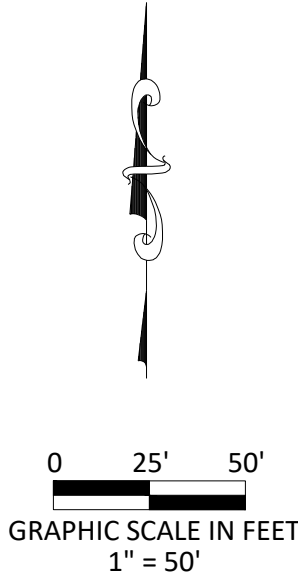
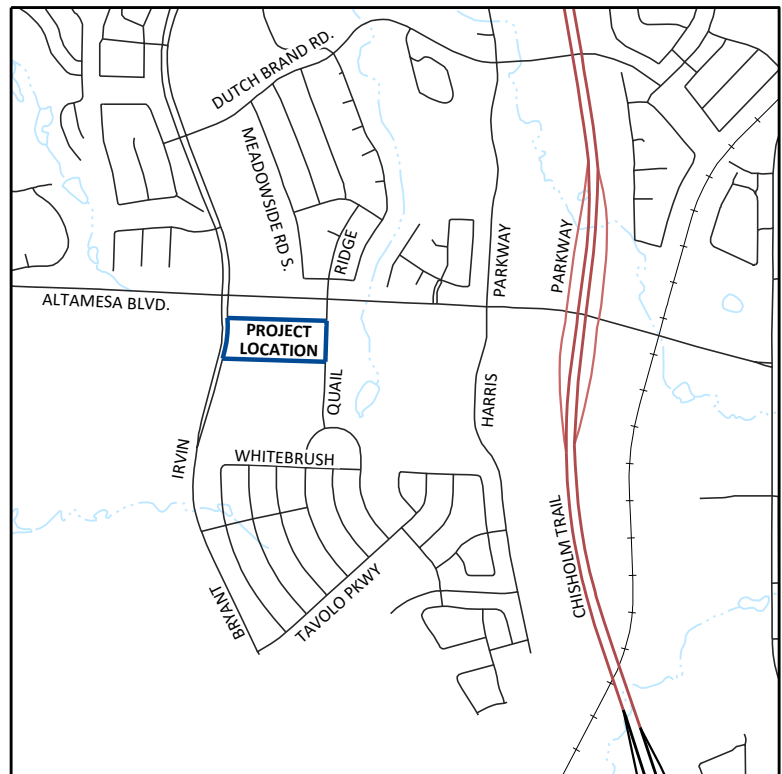
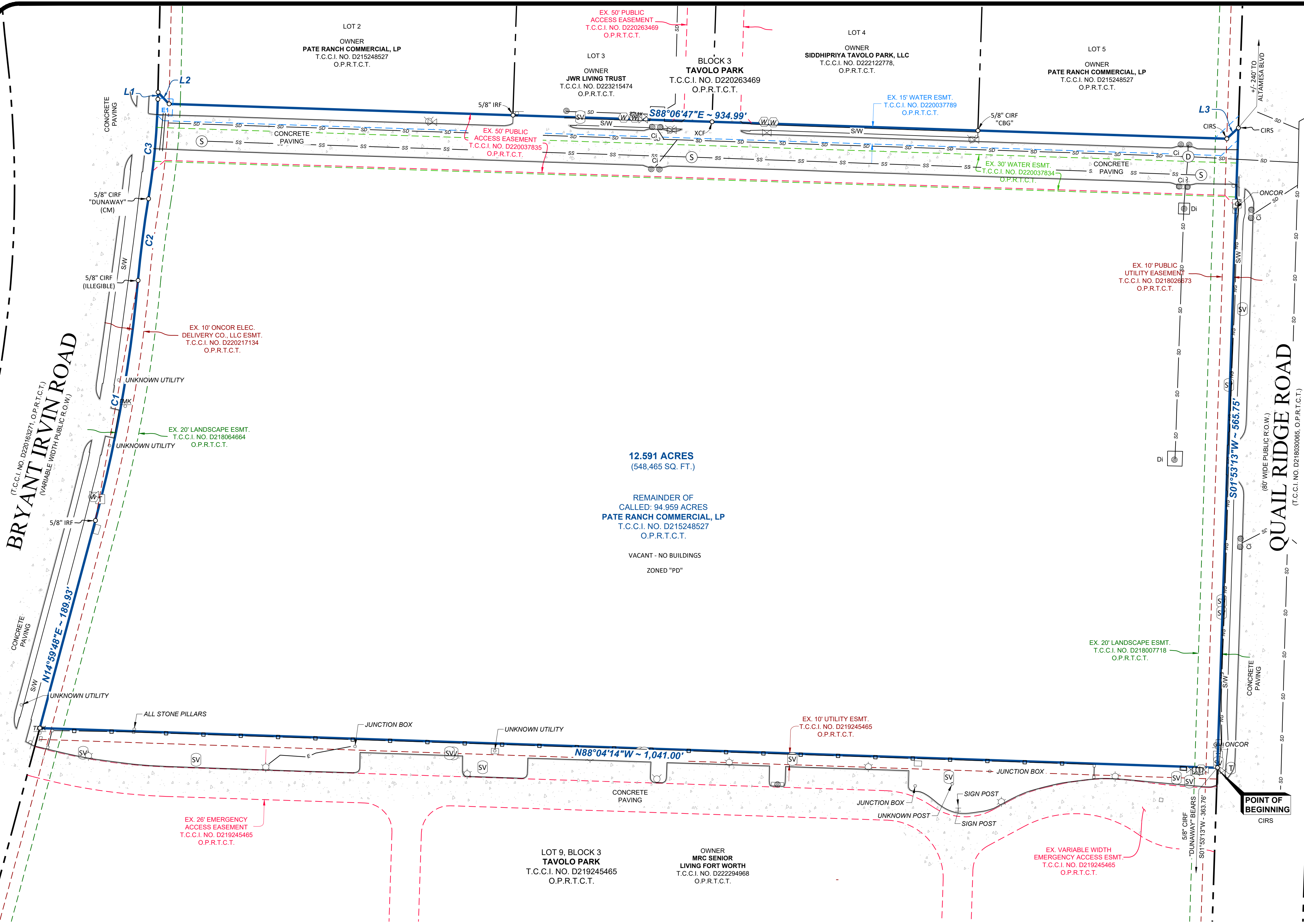
- ☐ This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- ☐ This project will comply with [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.



* VICINITY MAP *
(NOT TO SCALE)

- * LEGEND ***
- | | | | |
|--------------|---|---|------------------------|
| CIRS | 5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922" | ⊕ | SIGN |
| CIRF | IRON ROD WITH CAP FOUND | ⊙ | STORM DRAIN MANHOLE |
| IRF | IRON ROD FOUND | ⊕ | TELEPHONE PULL BOX |
| XCF | "X" CUT FOUND | ⊕ | TELEPHONE RISER |
| (CM) | CONTROLLING MONUMENT | ⊕ | WATER MANHOLE |
| T.C.C.I. NO. | TARRANT COUNTY CLERK'S INSTRUMENT NUMBER | ⊕ | WATER METER |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS | ⊕ | WATER VALVE |
| CI | CURB INLET | ⊕ | EXISTING EASEMENT LINE |
| DI | DROP INLET | ⊕ | SUBJECT PROPERTY LINE |
| ⊕ | FIRE HYDRANT | ⊕ | U.G. ELECTRIC |
| ⊕ | GAS MARKER | ⊕ | U.G. SAN. SEWER |
| ⊕ | SAN. SEWER CLEANOUT | ⊕ | U.G. STORM SEWER |
| ⊕ | SAN. SEWER MANHOLE | ⊕ | U.G. GAS |
| | | ⊕ | CONCRETE AREA |

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	1,255.00'	215.65'	N10°04'27"E	215.38'
C2	975.00'	72.77'	S07°17'23"W	72.75'
C3	625.00'	88.37'	N05°22'39"E	88.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°19'36"E	6.25'
L2	S43°23'35"E	14.21'
L3	S46°53'13"W	14.14'

E1
EX. WATER ESMT.
T.C.C.I. NO. D220005864
O.P.R.T.C.T.

*** METES & BOUNDS DESCRIPTION ***

BEING a 12.591 acre tract of land located in the J. Heath Survey, Abstract No. 641, City of Fort Worth, Tarrant County, Texas, said 12.591 acre tract of land being a portion of the remainder of a called 94.959 acre tract of land conveyed to **PATE RANCH COMMERCIAL, LP**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D215248527, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 12.591 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the northeast lot corner of Lot 9, Block 3, Tavolo Park, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D219245465, O.P.R.T.C.T., said iron rod also being on the existing west right-of-way line of Quail Ridge Road (being an 80 feet wide public right-of-way dedicated by the plat filed for record in Tarrant County Clerk's Instrument No. D218030065, O.P.R.T.C.T.), from which a 5/8 inch iron rod with a cap stamped "DUNAWAY" found (Controlling Monument) at a point of curvature of the said west right-of-way line, same being a southeast east lot corner of said Lot 9 bears South 01°53'13" West, a distance of 363.76 feet;

THENCE North 88°04'14" West, along the north lot line of said Lot 9, a distance of 1,041.00 feet to an iron rod set at the northwest lot corner of said Lot 9, same on the southeast right-of-way line of Bryant Irvin Road (being a variable width public right-of-way, a portion of said right-of-way being dedicated by the plat thereof filed for record in Tarrant County Clerk's Instrument No. D220163271, O.P.R.T.C.T.);

THENCE along the said southeast right-of-way line of Bryant Irvin Road the following courses and distances:

North 14°59'48" East, a distance of 189.93 feet to a 5/8 inch iron rod found at the beginning of a curve to the left having a radius of 1,255.00 feet;

With said curve to the left, an arc length of 215.65 feet, and across a chord which bears North 10°04'27" East, a chord length of 215.38 feet to a 5/8 inch iron rod with an illegible cap found at the beginning of a curve to the right having a radius of 975.00 feet;

With said curve to the left, an arc length of 72.77 feet, and across a chord which bears North 07°17'23" East, a chord length of 72.75 feet to a 5/8 inch iron rod with a cap stamped "DUNAWAY" found (Controlling Monument) at the beginning of a curve to the left having a radius of 625.00 feet;

With said curve to the left, an arc length of 88.37 feet, and across a chord which bears North 05°22'39" East, a chord length of 88.30 feet to an iron rod set;

North 01°19'36" East, a distance of 6.25 feet to an iron rod set at the most westerly southwest lot corner of Lot 2, Block 3, Tavolo Park, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D220263469, O.P.R.T.C.T.;

THENCE South 43°23'35" East, departing the said right-of-way line, and along the most southerly southwest lot line of said Lot 2, a distance of 14.14 feet to an iron rod set;

THENCE South 88°06'47" East, in part along the south lot line of said Lot 2, and in part along the south lot lines of Lots 3 through 5, of said Block 3, Tavolo Park (D220263469), a distance of 934.99 feet to an iron rod set at the most southerly southeast lot corner of said Lot 5;

THENCE North 46°53'13" East, along the most southerly southeast lot line of said Lot 5, a distance of 14.14 feet to an iron rod set at the most easterly southeast lot corner of said Lot 5, same being on the aforementioned west right-of-way line of Quail Ridge Road;

THENCE South 01°53'13" West, along the said west right-of-way line, a distance of 565.75 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **12.591 acres (548,465 square feet)** of land, more or less.

GENERAL NOTES

- The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
- This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- Pursuant to Table A, Item 3, according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on Map No. 48439C0295K; map revised September 25, 2009, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Pursuant to Table A, Item 6(a) and/or item 6(b) the subject tract appears to be located within Zone "PD" according to the City of Fort Worth zoning map. The Surveyor did not attempt to interpret the zoning district information mentioned herein. Hereby, the Surveyor advises all interested parties to contact the City of Fort Worth Planning and Zoning Department to further verify all zoning regulations and restrictions before planning, designing, constructing, or developing on the subject property.
- Pursuant to Table A, Item 9, there are no clearly identifiable parking spaces on the subject property.
- Pursuant to Table A, Item 11(a) and/or 11(b), underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. The provided information, combined with Texas811 markings and observed evidence of utilities, was used to develop a view of the underground utilities. However, without excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain, or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the subject tract of land. When additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- Pursuant to Table A, Item 16, the Surveyor did observe evidence of recent earthmoving work, building construction, or building additions during the fieldwork.
- Pursuant to Table A, Item 17, the Surveyor does not have knowledge of changes in street right-of-way lines, either completed or proposed. The Surveyor hereby advises all interested parties to consult with the City of Fort Worth concerning this subject prior to planning, designing, or constructing improvements near any right-of-way.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. It is addressed exclusively to the parties named hereon.
- See Page 2 of 2 for UAV Imagery.

*** SURVEYOR'S STATEMENT ***

To: ???

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof.

The field work was completed on _____, 2021.

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

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
March 28, 2025

ALTA/NSPS SURVEY OF

PREPARED FOR



DATE: 3/28/2025

S&A JOB NO. 25025

SCALE: 1" = 50'

DRAWN BY: C. REEDER

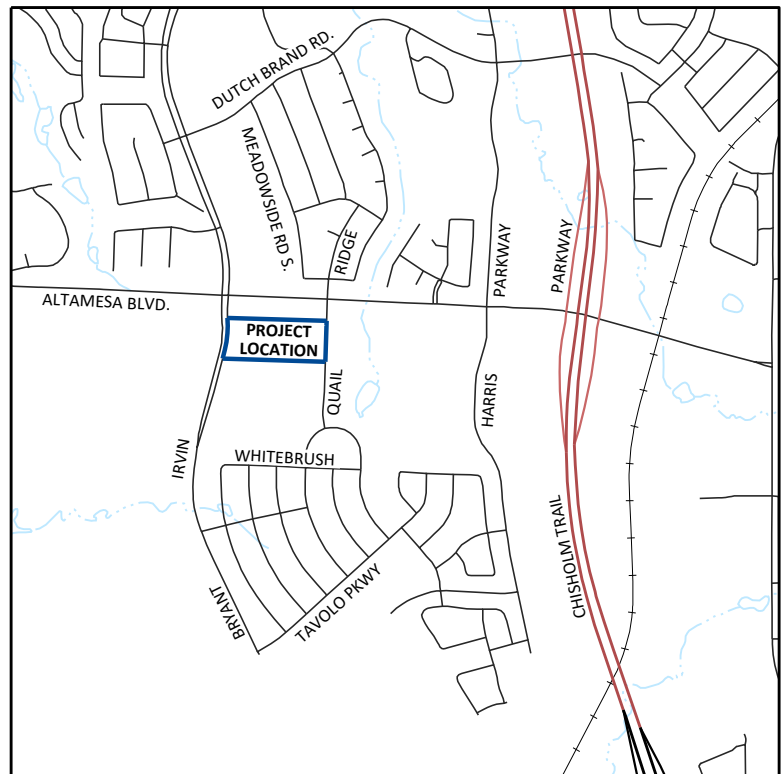
CHECKED BY: E. SPOONER

REVISIONS:

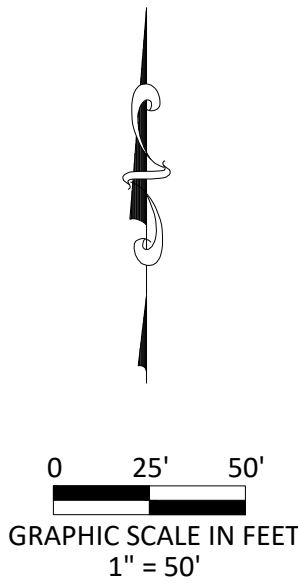


SHEET
1
OF 2





* VICINITY MAP *
(NOT TO SCALE)



* LEGEND *	
CIRS	5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"
CIRF	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
XCF	"X" CUT FOUND
(CM)	CONTROLLING MONUMENT
T.C.C.I. NO.	TARRANT COUNTY CLERK'S INSTRUMENT NUMBER
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
CI	CURB INLET
DI	DROP INLET
⊙	FIRE HYDRANT
SMK	GAS MARKER
⊙	SAN. SEWER CLEANOUT
⊙	SAN. SEWER MANHOLE
⊙	SIGN
⊙	STORM DRAIN MANHOLE
⊙	TELEPHONE PULL BOX
⊙	TELEPHONE RISER
⊙	WATER MANHOLE
⊙	WATER METER
⊙	WATER VALVE
⊙	EXISTING EASEMENT LINE
⊙	SUBJECT PROPERTY LINE
—E—	U.G. ELECTRIC
—SS—	U.G. SAN. SEWER
—SG—	U.G. STORM SEWER
—NG—	U.G. GAS
⊙	CONCRETE AREA

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	1,255.00'	215.65'	N10°04'27"E	215.38'
C2	975.00'	72.77'	S07°17'23"W	72.75'
C3	625.00'	88.37'	N05°22'39"E	88.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°19'36"E	6.25'
L2	S43°23'35"E	14.21'
L3	S46°53'13"W	14.14'

E1
EX. WATER ESMT.
T.C.C.I. NO. D220005864
O.P.R.T.C.T.

*** METES & BOUNDS DESCRIPTION ***

BEING a 12.591 acre tract of land located in the J. Heath Survey, Abstract No. 641, City of Fort Worth, Tarrant County, Texas, said 12.591 acre tract of land being a portion of the remainder of a called 94.959 acre tract of land conveyed to **PATE RANCH COMMERCIAL, LP**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D215248527, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 12.591 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the northeast lot corner of Lot 9, Block 3, Tavolo Park, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D219245465, O.P.R.T.C.T., said iron rod also being on the existing west right-of-way line of Quail Ridge Road (being an 80 feet wide public right-of-way dedicated by the plat filed for record in Tarrant County Clerk's Instrument No. D218030065, O.P.R.T.C.T.), from which a 5/8 inch iron rod with a cap stamped "DUNAWAY" found (Controlling Monument) at a point of curvature of the said west right-of-way line, same being a southeast east lot corner of said Lot 9 bears South 01°53'13" West, a distance of 363.76 feet;

THENCE North 88°04'14" West, along the north lot line of said Lot 9, a distance of 1,041.00 feet to an iron rod set at the northwest lot corner of said Lot 9, same on the southeast right-of-way line of Bryant Irvin Road (being a variable width public right-of-way, a portion of said right-of-way being dedicated by the plat thereof filed for record in Tarrant County Clerk's Instrument No. D220163271, O.P.R.T.C.T.);

THENCE along the said southeast right-of-way line of Bryant Irvin Road the following courses and distances:

North 14°59'48" East, a distance of 189.93 feet to a 5/8 inch iron rod found at the beginning of a curve to the left having a radius of 1,255.00 feet;

With said curve to the left, an arc length of 215.65 feet, and across a chord which bears North 10°04'27" East, a chord length of 215.38 feet to a 5/8 inch iron rod with an illegible cap found at the beginning of a curve to the right having a radius of 975.00 feet;

With said curve to the left, an arc length of 72.77 feet, and across a chord which bears North 07°17'23" East, a chord length of 72.75 feet to a 5/8 inch iron rod with a cap stamped "DUNAWAY" found (Controlling Monument) at the beginning of a curve to the left having a radius of 625.00 feet;

With said curve to the left, an arc length of 88.37 feet, and across a chord which bears North 05°22'39" East, a chord length of 88.30 feet to an iron rod set;

North 01°19'36" East, a distance of 6.25 feet to an iron rod set at the most westerly southwest lot corner of Lot 2, Block 3, Tavolo Park, being an Addition to the said City and State, according to the plat thereof filed for record in Tarrant County Clerk's Instrument No. D220263469, O.P.R.T.C.T.;

THENCE South 43°23'35" East, departing the said right-of-way line, and along the most southerly southwest lot line of said Lot 2, a distance of 14.14 feet to an iron rod set;

THENCE South 88°06'47" East, in part along the south lot line of said Lot 2, and in part along the south lot lines of Lots 3 through 5, of said Block 3, Tavolo Park (D220263469), a distance of 934.99 feet to an iron rod set at the most southerly southeast lot corner of said Lot 5;

THENCE North 46°53'13" East, along the most southerly southeast lot line of said Lot 5, a distance of 14.14 feet to an iron rod set at the most easterly southeast lot corner of said Lot 5, same being on the aforementioned west right-of-way line of Quail Ridge Road;

THENCE South 01°53'13" West, along the said west right-of-way line, a distance of 565.75 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **12.591 acres (548,465 square feet)** of land, more or less.

- *GENERAL NOTES***
- The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
 - This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
 - Pursuant to Table A, Item 3, according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on Map No. 48439C0295K; map revised September 25, 2009, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
 - Pursuant to Table A, Item 6(a) and/or item 6(b) the subject tract appears to be located within Zone "PD" according to the City of Fort Worth zoning map. The Surveyor did not attempt to interpret the zoning district information mentioned herein. Hereby, the Surveyor advises all interested parties to contact the City of Fort Worth Planning and Zoning Department to further verify all zoning regulations and restrictions before planning, designing, constructing, or developing on the subject property.
 - Pursuant to Table A, Item 9, there are no clearly identifiable parking spaces on the subject property.
 - Pursuant to Table A, Item 11(a) and/or 11(b), underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. The provided information, combined with Texas811 markings and observed evidence of utilities, was used to develop a view of the underground utilities. However, without excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain, or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the subject tract of land. When additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
 - Pursuant to Table A, Item 16, the Surveyor did observe evidence of recent earthmoving work, building construction, or building additions during the fieldwork.
 - Pursuant to Table A, Item 17, the Surveyor does not have knowledge of changes in street right-of-way lines, either completed or proposed. The Surveyor hereby advises all interested parties to consult with the City of Fort Worth concerning this subject prior to planning, designing, or constructing improvements near any right-of-way.
 - The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. It is addressed exclusively to the parties named hereon.
 - UAV Imagery shown hereon is dated 3/26/2025.

*** SURVEYOR'S STATEMENT ***

To: ???

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof.

The field work was completed on _____, 2021.

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

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
March 28, 2025



ALTA/NSPS SURVEY OF

12.591 ACRES IN THE J. HEATH SURVEY
ABSTRACT NO. 641, CITY OF FT. WORTH
TARRANT COUNTY, TEXAS



DATE: 3/28/2025

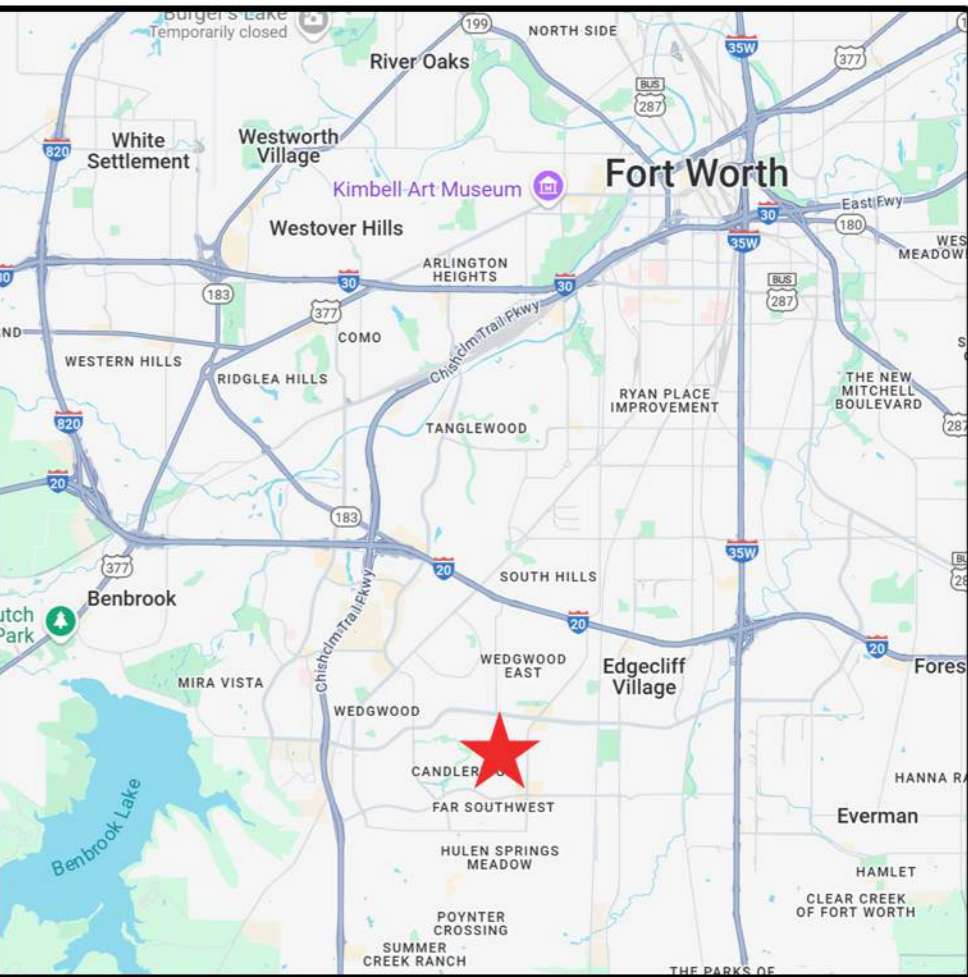
S&A JOB NO. 25025

SCALE: 1" = 50'

DRAWN BY: C. REEDER

CHECKED BY: E. SPOONER

REVISIONS:



VICINITY MAP

General Notes:

- ☑ This project will comply with Enhanced Landscaping Requirements for Section 4.712
- ☑ 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.
- ☑ This project will comply with the Multifamily Design Standards(MFD) and an MFD Site Plan shall be submitted.



DIRECTOR OF DEVELOPMENT SERVICES

DATE

ISSUED FOR
REVIEW ONLY
NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMITTING, OR
CONSTRUCTION

REVISIONS

Copyright © 2022 UD Architects ALL RIGHTS RESERVED

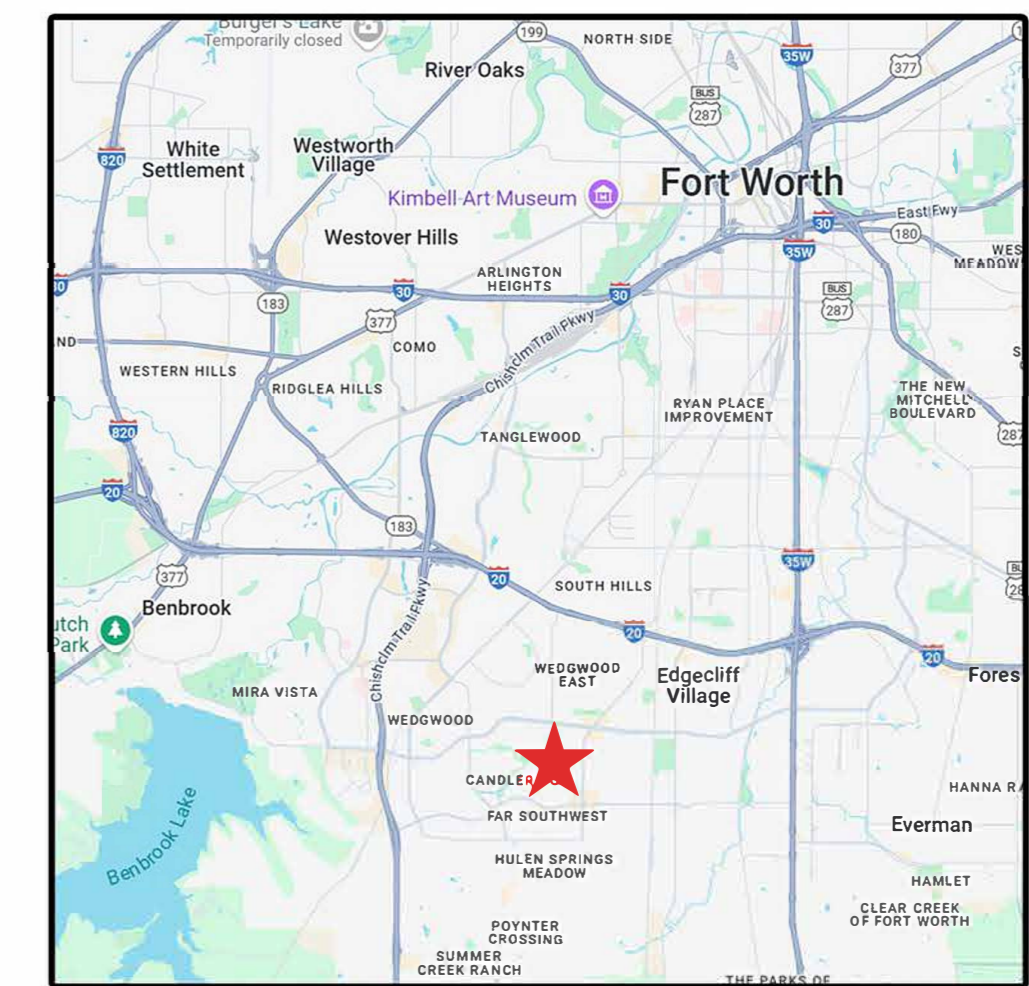
PROJECT #
25000
DATE
04-07-2025

SHEET NO.
A.101
SITE PLAN



United Design Architects
456 Leaning Tower
Suite 200
Fort Worth, TX 76102
www.udarchitects.com

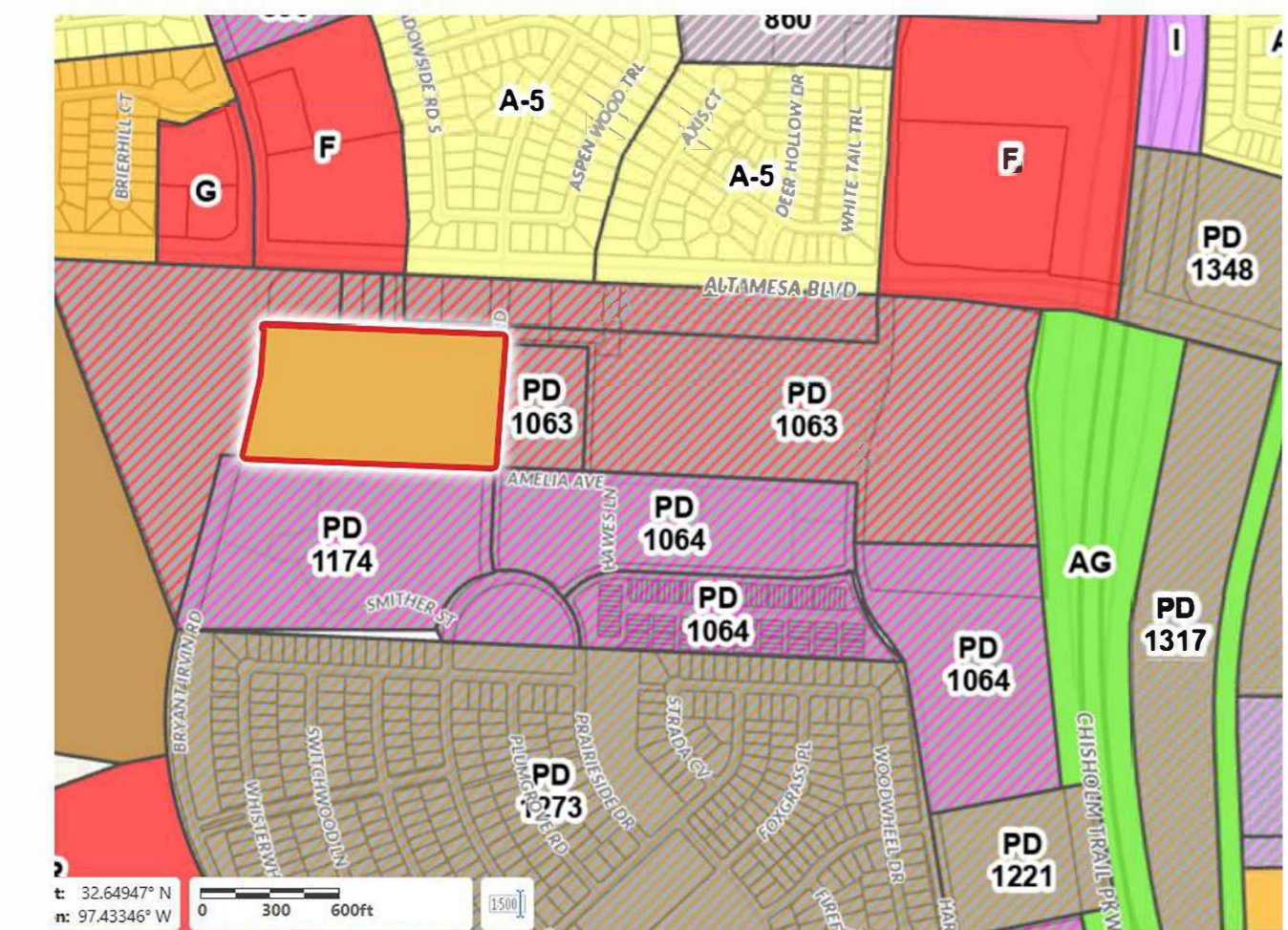
ENCLAVE TAVOLO PARK
FT. WORTH, TEXAS
INTEGRATED REAL ESTATE GROUP



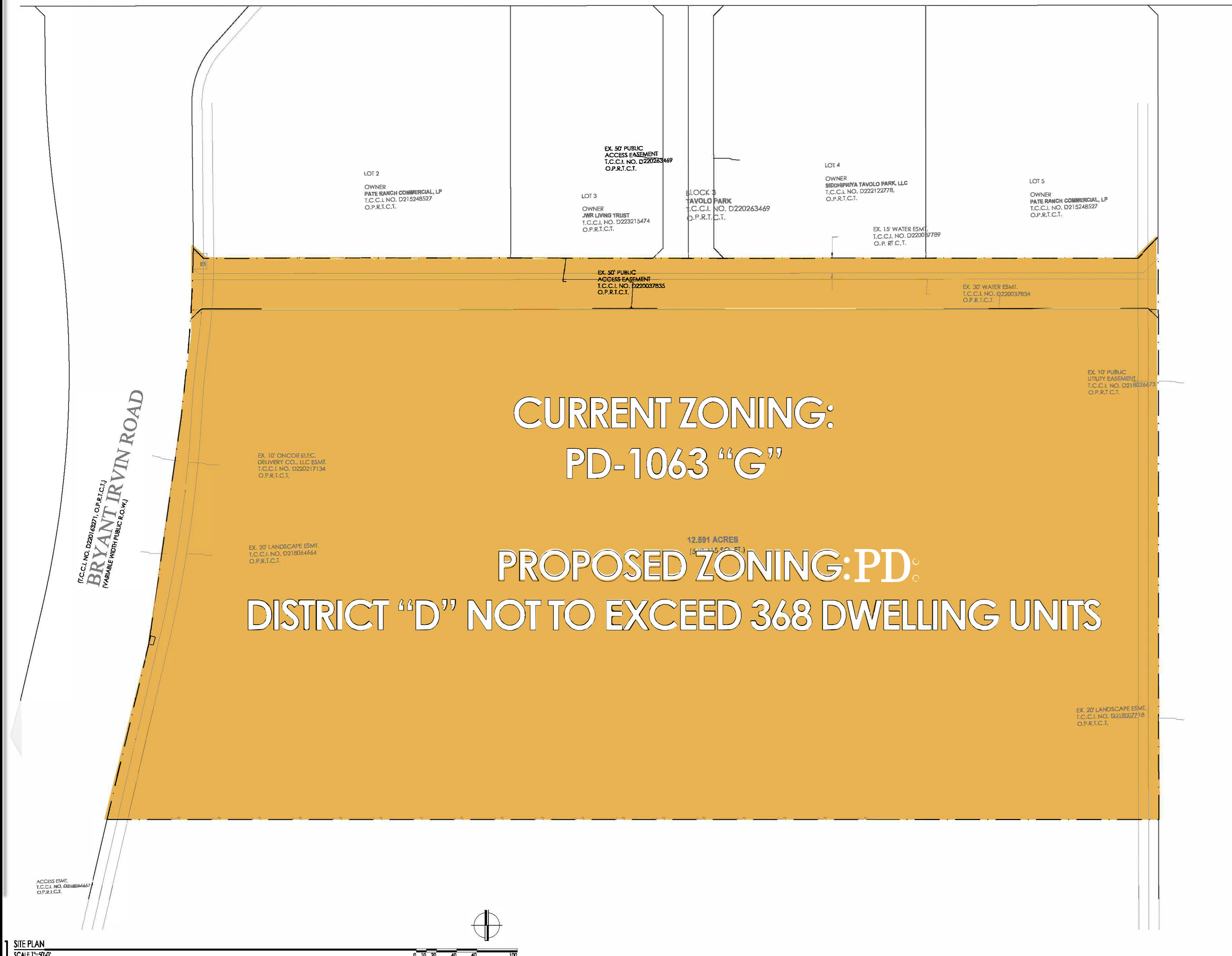
VICINITY MAP

General Notes:

- ☑ This project will comply with Enhanced Landscaping Requirements for Section 4.712
- ☑ 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.
- ☑ This project will comply with the Multifamily Design Standards(MFD) and an MFD Site Plan shall be submitted.



EXISTING ZONING MAP



DIRECTOR OF DEVELOPMENT SERVICES

DATE _____

ISSUED FOR
REVIEW ONLY
NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMITTING, OR
CONSTRUCTION

REVISIONS

Copyright © 2022 UD Architects ALL RIGHTS RESERVED

PROJECT # 25000

DATE
04-07-2025

SHEET NO.

A.101

SITE PLAN

UD
ARCHITECTS

United Design Architects

4345 LINDBERGH DRIVE
ADDISON, TX 75001
214-662-8093

ENCLAVE TAVOLO PARK
FT. WORTH, TEXAS
INTEGRATED REAL ESTATE GROUP