



# 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  
100 Fort Worth Trail, 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: 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.

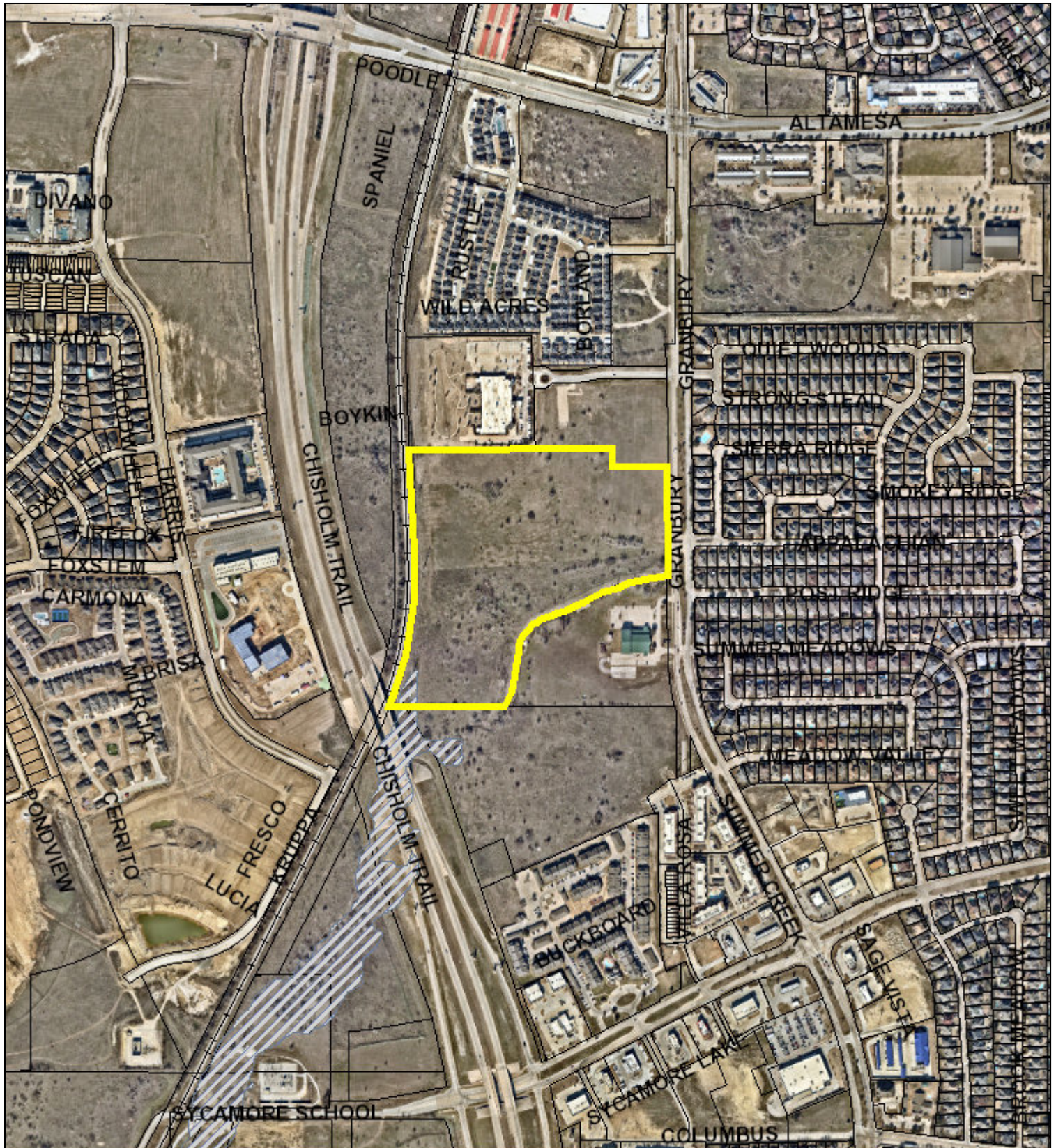
Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	





ZC-25-080

## Aerial Photo Map

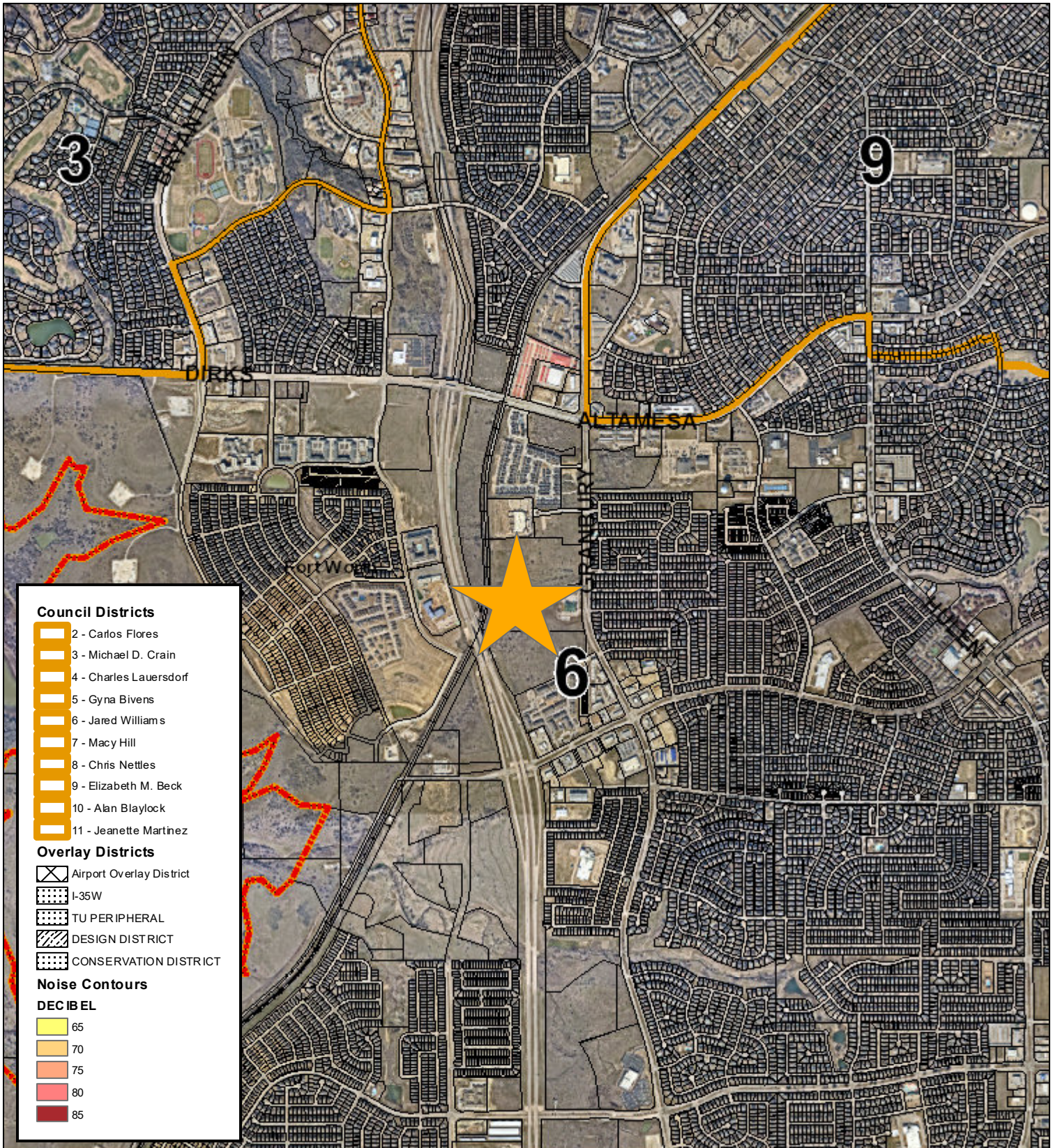


0 450 900 1,800 Feet





## Area Map



0 1,000 2,000 4,000 Feet

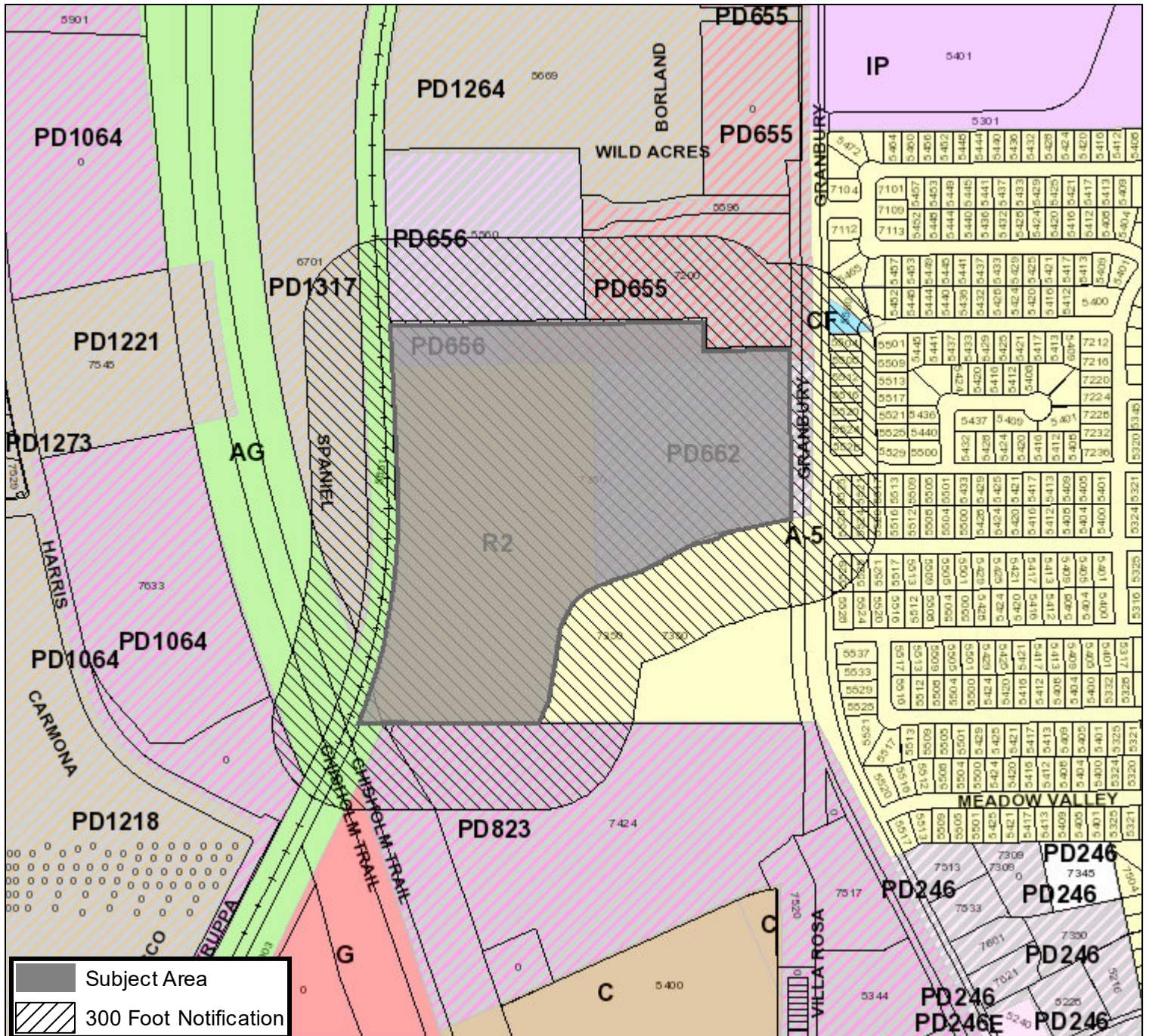




ZC-25-080

## Area Zoning Map

Applicant: Crowley ISD/Matrix-Equities/Jackson Walker  
Address: 7300 Granbury Road  
Zoning From: R2, PD 655, PD 656, PD 662  
Zoning To: E, PD for R2 uses, PD for C uses  
Acres: 33.08  
Mapsc0: Text  
Sector/District: Wedgwood  
Commission Date: 5/14/2025  
Contact: 817-392-8028



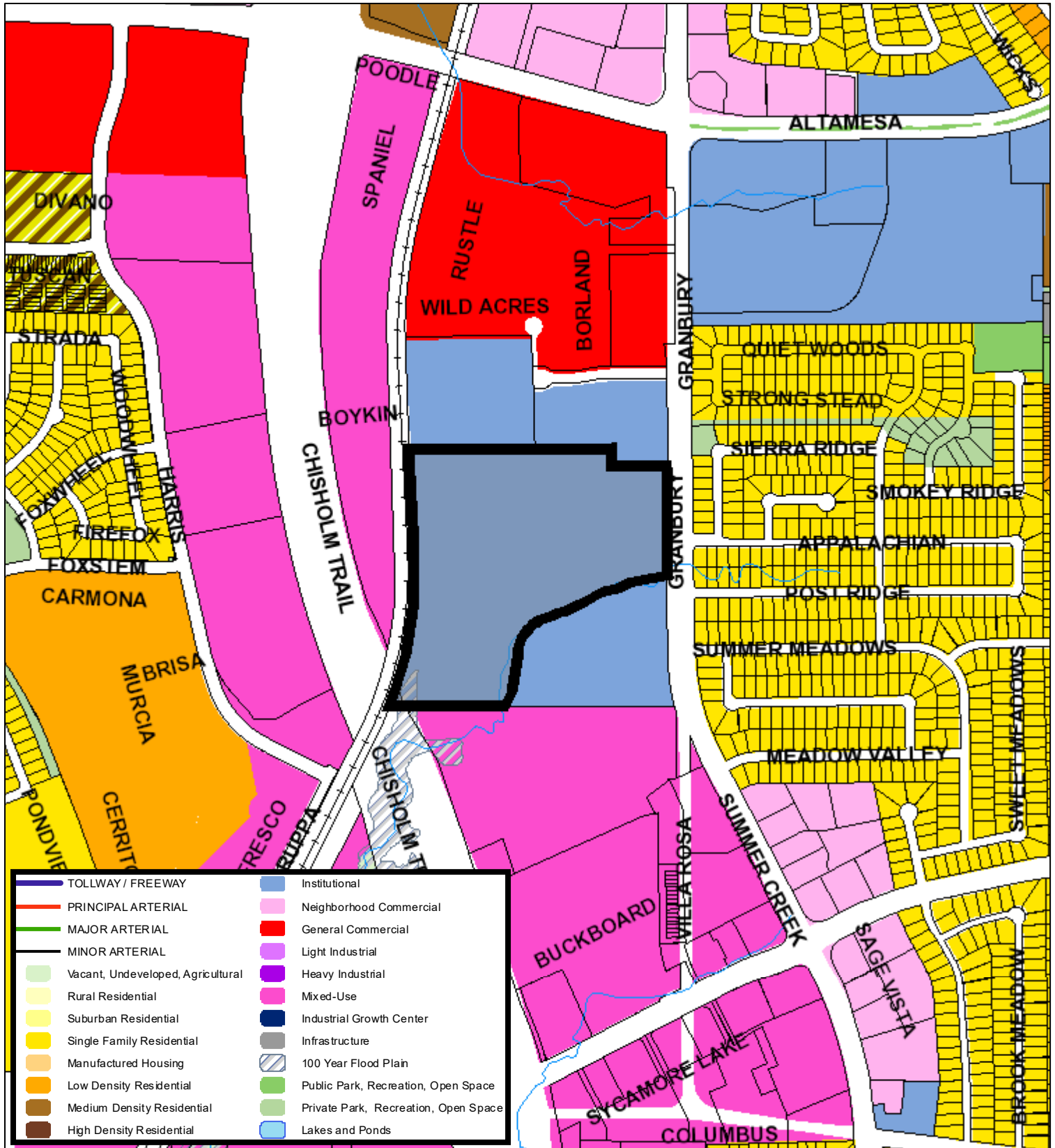
0 250 500 1,000 Feet





ZC-25-080

## Future Land Use



720 360 0 720 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.







# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

PROPERTY OWNER Crowley Independent School District

Mailing Address 1900 Crowley Pride Drive City, State, Zip Fort Worth, TX 76134

Phone (817) 297-5800 Email information@crowley.k12.tx.us

APPLICANT Larry Miller

Mailing Address 10446 N. 74th Street, Ste. 200 City, State, Zip Scottsdale, AZ 85258

Phone (214) 974-8777 Email larry@matrix-equities.com

AGENT / OTHER CONTACT Tyler Wallach, Jackson Walker LLP

Mailing Address 777 Main Street, Suite 2100 City, State, Zip Fort Worth, TX 76102

Phone (817) 334-7203 Email twallach@jw.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): 7350 Granbury Road Fort Worth, TX (according to TAD)

Total Rezoning Acreage: 33.080 ☒ 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: 33.08 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 checked="" type="checkbox"/> Rezoning to Planned Development (PD) District Adding a Conditional Use Permit (CUP) Overlay Modifying development standards, waivers, and/or land uses for an existing PD or CUP	Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

## DEVELOPMENT INFORMATION

Current Zoning District(s): R2, PD662, PD655, PD 656 Proposed Zoning District(s): Parcel A: "E"; Parcel B: PD/R2; Parcel C: PD/C

Current Use of Property: Vacant / Undeveloped

Proposed Use of Property: Townhomes for rent and sale, and Neighborhood Commercial

### 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: Parcel A: E; Parcel B: PD/R2; Parcel C: PD/CR

Land Uses Being Added or Removed: \_\_\_\_\_

Are Development Standards or Waivers being requested? ☒ Yes ☐ No If yes, please list below:

Development standard for PD/CR: Minimum open space 20% (Section 4.710(c))

☐ Site Plan Included (completed site plan is attached to this application)

☒ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

### For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: \_\_\_\_\_

Additional Use Proposed with CUP: \_\_\_\_\_

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

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



## DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The proposed development will consist of commercial, townhomes for sale, and townhomes for rent on a combined 33.08 acre tract of land located at 7150 Granbury Road (per TAD). To accomplish this, we are proposing three different types of zoning:

Parcel A (3.029 acres) - Commercial Uses, "E" Neighborhood Commercial

Parcel B (8.229 acres) - Townhomes for sale, "PD/R2" Planned Development for all uses in the "R2" Townhouse/Cluster

Parcel C (21.823 acres) - Townhomes for rent, "PD/CR" Planned Development for all uses in Low-density Multifamily ("CR") District with development standards for open space and waiver of MFD

The Parcel B (townhomes for sale) and Parcel C (townhomes for rent) sites will have east/west and north/south open space corridors to encourage pedestrian circulation. We anticipate several project amenities for the townhome tracts, which may include, but not be limited to, a swimming pool, fitness center, and clubhouse. Furthermore, with regard to Parcel B (townhomes for sale), all private streets will be maintained by the property owner's association.

The development is compatible with the existing surrounding land uses. The parcels to the north of the property consist of medical uses, including an existing behavioral health hospital and a medical building for the JPS network, both of which will be complimented by the commercial uses of Parcel A. Furthermore, the proposed residential townhome for sale development (Parcel B) is an appropriate transitional use between the medical uses to the north and the proposed townhomes for rent (Parcel C) to the south. In addition, the property north of the medical parcels is a fully constructed rental cottage community with approximately 230 detached dwelling units named VLux Trails (zoned "PD/D" for all uses in "D" high density multifamily plus cottage community (PD 1264)). The properties to the south include the (1) South Baptist Church, (2) Dylan Apartments (which features a mix of 1, 2, and 3 bedroom apartment and townhome products for rent), and (3) Sunset Pointe Apartments with approximately 224 apartment units for rent (zoned "C" Medium Density Multifamily). Furthermore, the property to the west is railroad tracks.

We acknowledge the "Institutional" Future Land Use designation per the Comprehensive Plan. We are currently in the process of purchasing the subject property from Crowley ISD with the intent to develop the property as residential townhomes and neighborhood commercial, both of which are fully supported by the Comprehensive Plan's goals of (i) ensuring diverse housing options, which includes townhomes, because townhomes promote walkable communities and access to neighborhood services similar to those that will be provided on the commercial portion of the property and (ii) a more balanced tax base with the mix of uses on the subject property, especially with the inclusion of the neighborhood commercial parcel.



## 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): Leon Fisher

**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) Matrix-Equities 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:  
7350 Granbury Road, Fort Worth, Texas, HEATH, JOHN F SURVEY Abstract 641, Tract 2D31 (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

Leon Fisher

Owner's Name (Printed)

Applicant or Agent's Signature

Tyler Wallach

Applicant or Agent's Name (Printed):





## SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

### Items to be Shown on All Site Plans

#### Project Identification:

- ☐ Site Address and Legal Description
- ☐ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☐ Date of preparation or revision, as applicable
- ☐ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☐ Vicinity map, north arrow, and scale
- ☐ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☐ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

#### Site Conditions:

- ☐ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☐ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☐ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☐ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☐ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☐ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☐ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans – Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

#### General Notes:

*The following notes should be included on all site plans:*

- ☐ This project will comply with [Section 6.301, Landscaping](#).
  - ☐ *Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)*
- ☐ This project will comply with [Section 6.302, Urban Forestry](#).
- ☐ All signage will conform to [Article 4, Signs](#).
- ☐ All provided lighting will conform to the Lighting Code.

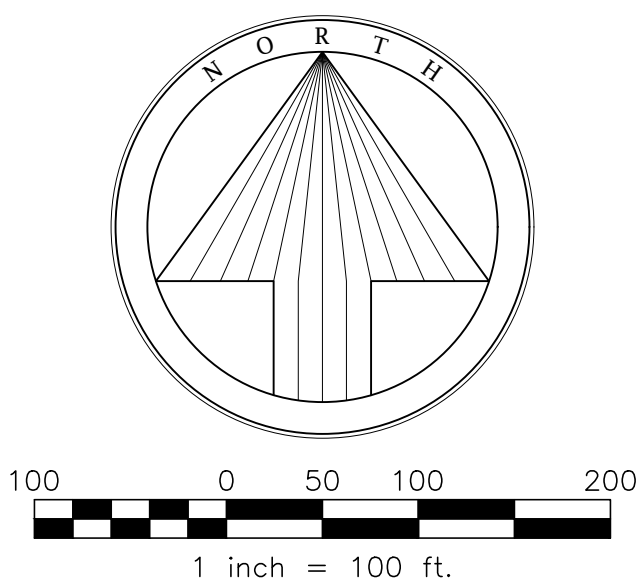
*For multifamily projects in CR, C, or D districts, also include the following note:*

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

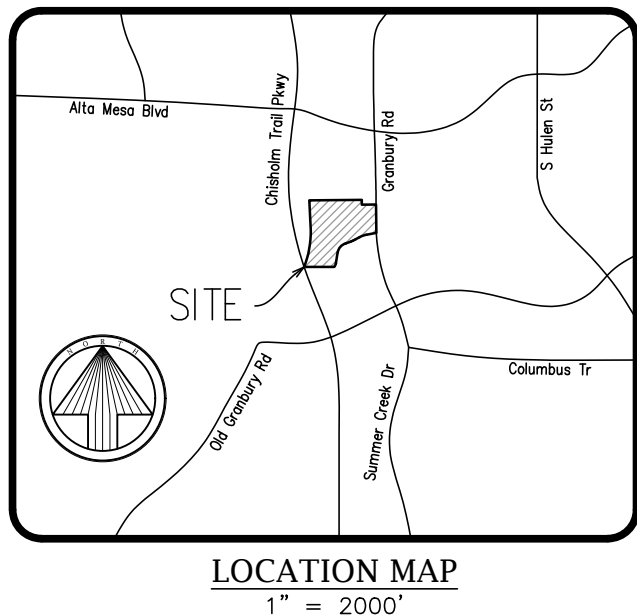
Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

**Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.**





Basis of bearing: State Plane  
Coordinate System, Texas North  
Central Zone 4202, North American  
Datum of 1983. Adjustment  
Realization 2011.



LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARS" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
●	POWER POLE
⊗	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
★	LIGHT POLE/STANDARD
⋈	GUY WIRE ANCHOR
○	BOLLARD
⚡	SIGNPOST
♿	HANDICAP PARKING
⊕	FIRE HYDRANT
⊙	GAS MARKER
⊙	GAS MARKER
⊙	GROUND LIGHT
UGC	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FDC	FIBEROPTIC CABLE MARKER
FC	FIRE SPRINKLER CONTROL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
⊙	IRRIGATION CONTROL VALVE
⊕	WATER VALVE
⊕	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	GUARD RAIL FENCE
—	BARBED WIRE FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

PATE RANCH  
COMMERCIAL LP  
Doc. No. D215248527 OPRCT

LOT 1, BLOCK 1  
WEATHERBY FARMS  
ADDITION  
Doc. No. D212174812 PRCT

Kroger Texas L.P.  
Doc. No. D217030190 OPRCT

Remainder of  
CROWLEY INDEPENDENT  
SCHOOL DISTRICT  
Doc. No. D206403392 OPRCT

13.451 Acres  
(585,911 S.F.)

CROWLEY INDEPENDENT  
SCHOOL DISTRICT  
Doc. No. D206403392 OPRCT

16.597 Acres  
(722,971 S.F.)

Lot 1, Block A  
Weatherby Farms Addition  
Cab. A, Slide 10479 PRCT

ARCHCO RCM DYLAN LAND LLC  
Doc. No. D219265610 OPRCT

ONCOR ELECTRIC  
DELIVERY CO. LLC

Line Table		
Line #	Bearing	Distance
L1	S 61°27'12" W	96.92'
L2	S 65°49'59" W	50.02'
L3	S 73°14'06" W	22.71'
L4	S 08°55'22" W	228.79'
L5	S 89°43'44" W	108.25'
L6	N 20°15'19" E	93.20'
L7	N 17°21'56" E	100.00'
L8	N 14°32'02" E	100.12'
L9	N 11°25'37" E	99.91'
L10	N 08°46'00" E	100.00'
L11	N 05°55'53" E	99.87'
L12	N 03°04'06" E	100.18'
L13	N 00°12'40" E	99.96'
L14	N 00°21'19" E	63.95'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	144.08'	500.00'	16°30'38"	S 69°42'30" W	143.58'
C2	51.43'	1000.00'	2°56'47"	S 62°55'36" W	51.42'
C3	104.18'	1000.00'	5°58'08"	S 70°15'02" W	104.13'
C4	258.16'	230.00'	64°18'39"	S 41°04'44" W	244.82'
C5	86.10'	150.00'	32°53'12"	S 25°21'55" W	84.92'

#### METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Heath Survey, Abstract No. 641, City of Fort Worth, Tarrant County, Texas, being part of a tract conveyed to Crowley Independent School District (CISD), by deed recorded in Document No. D206403392 of the Official Public Records of Tarrant County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1 inch iron rod found at the most southwest corner of said CISD tract and lying in the southeast right-of-way line of Fort Worth and Western Railroad (called 100 foot right-of-way);

THENCE along said Fort Worth and Western Railroad, the following courses and distances:

N 20°15'19" E, 93.20 feet;

N 17°21'56" E, 100.00 feet;

N 14°32'02" E, 100.12 feet;

N 11°25'37" E, 99.91 feet;

N 08°46'00" E, 100.00 feet;

N 05°55'53" E, 99.87 feet;

N 03°04'06" E, 100.18 feet;

N 00°12'40" E, 99.96 feet;

N 00°21'19" E, 63.95 feet;

N 02°55'33" W, 37.38 feet;

THENCE, N 89°24'39" E, 1153.27 feet;

THENCE, S 00°38'01" E, 219.42 feet to the northwest line of Lot 1, Block A of Weatherby Farms Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 10479 of the Plat Records of Tarrant County, Texas;

THENCE along said northwest line of said Lot 1, Block A, the following courses and distances:

Along a non-tangent curve to the left having a central angle of 16°30'38", a radius of 500.00 feet, a chord of S 69°42'30" W - 143.58 feet, an arc length of 144.08 feet;

S 61°27'12" W, 96.92 feet;

Along a tangent curve to the right having a central angle of 02°56'47", a radius of 1000.00 feet, a chord of S 62°55'36" W - 51.42 feet, an arc length of 51.43 feet;

S 65°49'59" W, 50.02 feet;

THENCE around a non-tangent curve to the right having a central angle of 05°58'08", a radius of 1000.00 feet, a chord of S 70°15'02" W - 104.13 feet, an arc length of 104.18 feet;

THENCE, S 73°14'06" W, 22.71 feet;

THENCE around a tangent curve to the left having a central angle of 64°35'02", a radius of 230.00 feet, a chord of S 40°56'36" W - 245.75 feet, an arc length of 259.25 feet;

S 08°55'22" W, 227.70 feet;

Along a non-tangent curve to the right having a central angle of 32°53'12", a radius of 150.00 feet, a chord of S 25°21'54" W - 84.92 feet, an arc length of 86.10 feet to a 1 inch iron rod found lying in the north line of a tract of land conveyed to Archco RCM Dylan Land LLC, by deed recorded in Document No. D219265610 of the Official Public Records of Tarrant County, Texas;

THENCE, S 89°59'51" W, 517.46 feet to a 1/2 inch capped iron rod found;

THENCE, S 89°43'44" W, 108.25 feet to the POINT OF BEGINNING with the subject tract containing 722,971 square feet or 16.597 acres of land.

#### SURVEY RELATED SCHEDULE "B" - EXCEPTIONS

Truly Title, Inc., G.F. No. 22002509-30, Effective 10/19/2022	
10(a)	An electric transmission and/or distribution lines easement granted to Texas Electric Service Company, by instrument recorded in Volume 7511, Page 1549, of the Red Property Records of Tarrant County, Texas. <b>AFFECTS AS SHOWN</b>
10(b)	A permanent drainage easement granted to City of Fort Worth, by instrument recorded under Document No. D206040405, Official Public Records of Tarrant County, Texas. <b>AFFECTS AS SHOWN</b>
10(c)	Terms, conditions, provisions, and stipulations contained in Right of Way Agreement, recorded in/under Document No. D207195628, of the Official Public Records of Tarrant County, Texas. <b>AFFECTS AS SHOWN</b>

#### SURVEYOR'S CERTIFICATE

To: Innovation Communities, LLC, Truly Title and Old Republic National Title Insurance Company, and their respective successors and assigns:

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 optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 6/27/22.

Date of Plot or Map: 12/16/22



darren.brown@spiarsengineering.com

Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48439C0295K, effective on 09/25/2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

#### ALTA/NSPS LAND TITLE SURVEY

CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

Granbury Road Tract

Issue Dates:

12/16/22

Date

Revisions

Scale: 1" = 100'

Drawn By: CN

Checked By: DKB

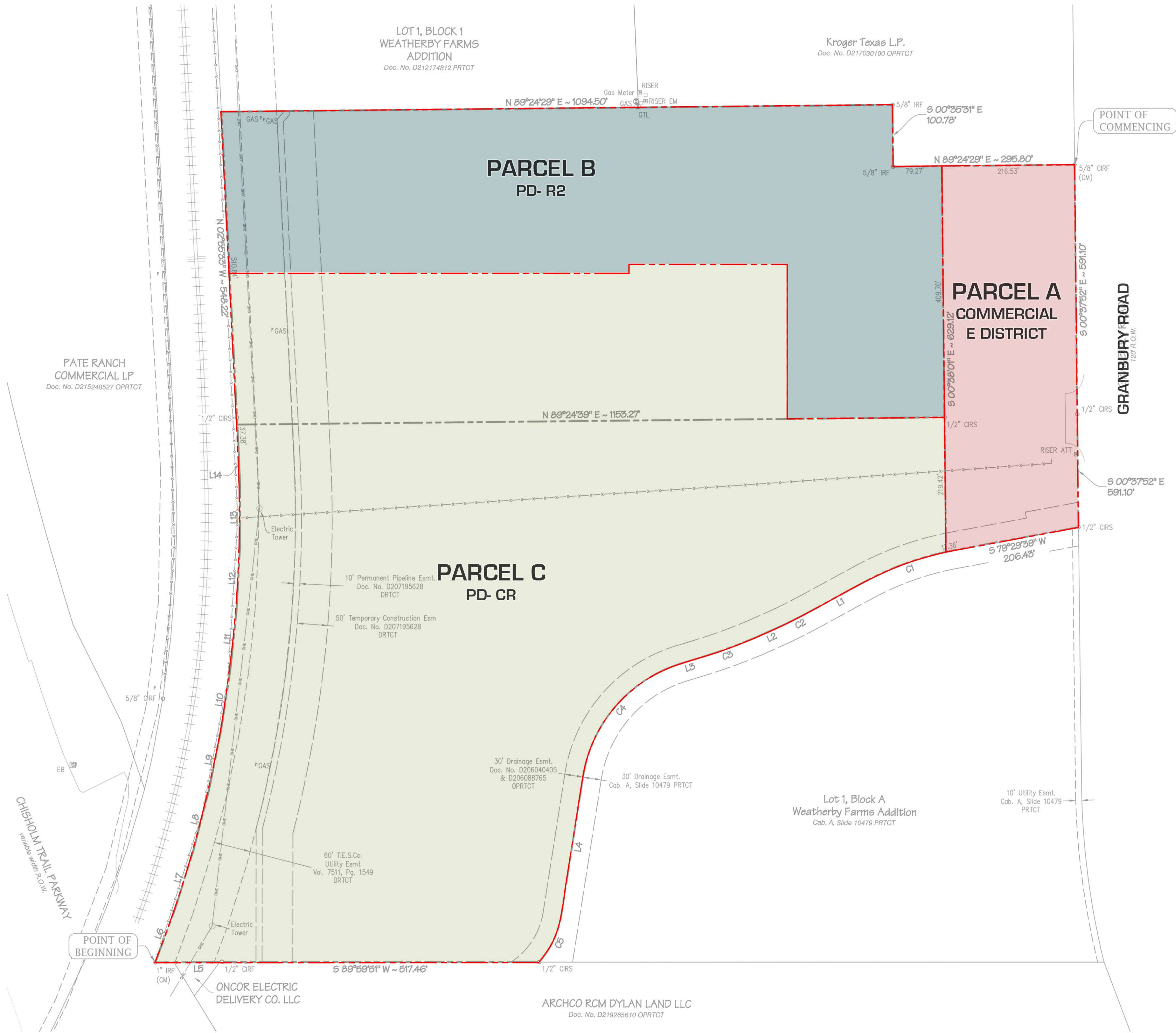
Sheet 1

of 1

JOB # 22-077









CURRENT ZONING DISTRICTS ON SUBJECT PROPERTY  
AND SURROUNDING LAND USES

