



NEIGHBORHOOD GROUP NOTICES

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

You may:

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

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

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

Email: zoninglanduse@fortworthtexas.gov

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

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

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

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

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

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

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



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER STANDARD AT BOSWELL MARKETPLACE 2 LP

Mailing Address 2501 N. Harwood St. Suite 2400 City, State, Zip Dallas, TX 75206

Phone (214) 865-7928 Email kip@ojalaholdings.com

APPLICANT Trenton Robertson / Masterplan

Mailing Address 777 Main Street Suite 1900 City, State, Zip Fort Worth, TX 76102

Phone (972) 561-8732 Email trobertson@masterplantexas.com

AGENT / OTHER CONTACT Same as applicant

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

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

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 8811 Old Decatur Road

Total Rezoning Acreage: 3.6016 ☐ 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): Boswell Marketplace Blk 1 Lot 8

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 3.6016 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☐ **NO – NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 3.6016 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): C Proposed Zoning District(s): E and F

Current Use of Property: Vacant/undeveloped and a gas well.

Proposed Use of Property: Commercial/Retail

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: NA

Land Uses Being Added or Removed: NA

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: NA

Additional Use Proposed with CUP: NA

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 request is to rezone the property from "C" district to "E" and "F" districts. The proposed change would allow the property to be more consistent with the surrounding zoning and uses. To the south and east properties are similarly zoned. The land to the east is located outside of city limits with similar uses as what is permitted in our proposed request.

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

N/A 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): _____ President of its general partner

Owner's Name (Printed): Chy Lilcove

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) Masterplan Texas ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

Lot 1 Block 8 Boswell Marketplace (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property) _____

Owner's Name (Printed) _____

President of its general partner

Applicant or Agent's Signature

Trenton Robertson

Applicant or Agent's Name (Printed): _____

ZONING DESCRIPTIONS

1.4083 ACRE TRACT

BEING a 1.4083 acre (61,347 square foot) tract of land situated in the Heirs of Benjamin Thomas Survey, Abstract No. 1497, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 8, Block 1, Boswell Marketplace, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D217095492 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

COMMENCING at the most easterly northeast corner of said Lot 8; said point being in the west right-of-way line of Old Decatur Road (a variable width right-of-way); said point being South 18°20'30" East, a distance of 126.12 feet from the intersection of the said west line of Old Decatur Road and the south line of Standard Avenue (a variable width Emergency Access Easement);

THENCE South 18°20'30" East, along the said west line of Old Decatur Road, a distance of 20.00 feet to the **POINT OF BEGINNING**;

THENCE South 18°20'30" East, continuing along the said west line of Old Decatur Road, a distance of 144.81 feet to a point for the southeast corner of said Lot 8;

THENCE South 71°39'30" West, departing the said west line of Old Decatur Road and along the south line of said Lot 8, a distance of 423.64 feet to a point for corner;

THENCE North 18°20'30" West, departing the said south line of Lot 8, a distance of 144.81 feet to a point for corner;

THENCE North 71°39'30" East, a distance of 423.64 feet to the **POINT OF BEGINNING** and containing 61,347 square feet or 1.4083 acres of land, more or less.

2.1933 ACRE TRACT

BEING a 2.1933 acre (95,539 square foot) tract of land situated in the Heirs of Benjamin Thomas Survey, Abstract No. 1497, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 8, Block 1, Boswell Marketplace, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D217095492 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at the most easterly northeast corner of said Lot 8; said point being in the west right-of-way line of Old Decatur Road (a variable width right-of-way); said point being South 18°20'30" East, a distance of 126.12 feet from the intersection of the said west line of Old Decatur Road and the south line of Standard Avenue (a variable width Emergency Access Easement);

THENCE South 18°20'30" East, along the said west line of Old Decatur Road, a distance of 20.00 feet to a point for corner;

THENCE South 71°39'30" West, departing the said west line of Old Decatur Road, a distance of 423.64 feet to a point for corner;

THENCE South 18°20'30" East, a distance of 144.81 feet to a point for corner in the south line of said Lot 8;

THENCE South 71°39'30" West, along the said south line of Lot 8, a distance of 2.52 feet to a point for corner;

THENCE South 73°48'58" West, continuing along the said south line of Lot 8, a distance of 206.16 feet to a point for the southwest corner of said Lot 8;

THENCE North 17°12'29" West, along the west line of said Lot 8, a distance of 377.88 feet to a point for the northwest corner of said Lot 8;

THENCE along the north line of said Lot 8, the following three (3) calls:

North 77°26'56" East, a distance of 261.34 feet to a point

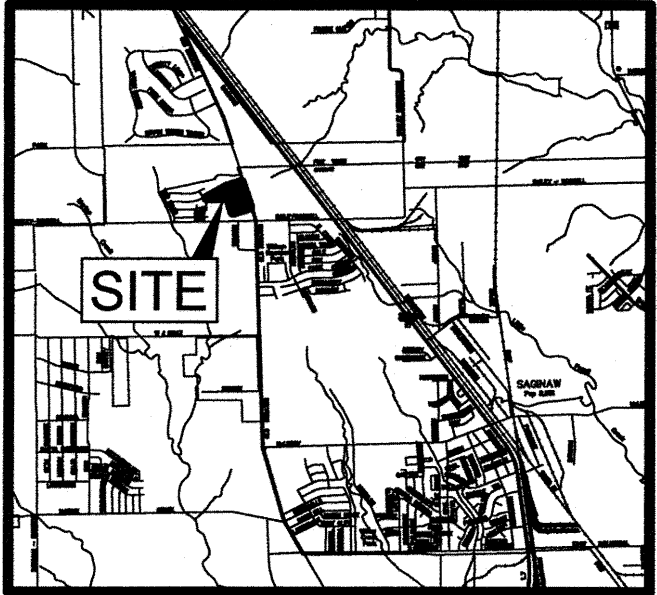
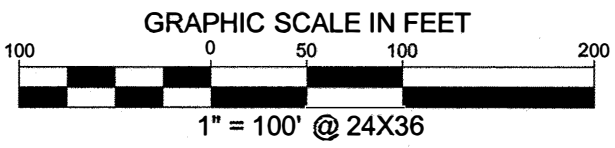
South 16°11'02" East, a distance of 194.53 feet to a point for corner;

North 71°39'30" East, a distance of 372.02 feet to the **POINT OF BEGINNING** and containing 95,539 square feet or 2.1933 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code §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.

 11/6/23
Michael C. Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
michael.billingsley@kimley-horn.com





LOCATION MAP
NTS

LEGEND

1	ROOF DRAIN	25	MAIL BOX
2	CABLE TV BOX	26	NEWS STAND
3	CABLE TV HANDHOLE	27	PHONE BOOTH
4	CABLE TV MANHOLE	28	SECURITY CAMERA
5	CABLE TV MARKER FLAG	29	TRASH BIN
6	CABLE TV MARKER SIGN	30	SANITARY SEWER BOX
7	CABLE TV VAULT	31	SANITARY SEWER CLEAN OUT
8	COMMUNICATIONS BOX	32	SANITARY SEWER HANDHOLE
9	COMMUNICATIONS HANDHOLE	33	SANITARY SEWER LIFT STATION
10	COMMUNICATIONS MANHOLE	34	SANITARY SEWER METER
11	COMMUNICATIONS MARKER FLAG	35	SANITARY SEWER MANHOLE
12	COMMUNICATIONS MARKER SIGN	36	SANITARY SEWER MARKER FLAG
13	ELEVATION BENCHMARK	37	SANITARY SEWER MARKER SIGN
14	FLOW DIRECTION	38	SANITARY SEWER SEPTIC TANK
15	FIBER OPTIC BOX	39	STORM SEWER BOX
16	FIBER OPTIC HANDHOLE	40	STORM SEWER CLEAN OUT
17	FIBER OPTIC MANHOLE	41	STORM SEWER HANDHOLE
18	FIBER OPTIC MARKER FLAG	42	STORM SEWER METER
19	FIBER OPTIC MARKER SIGN	43	STORM SEWER MANHOLE
20	FIBER OPTIC VAULT	44	STORM SEWER MARKER FLAG
21	MONITORING WELL	45	STORM SEWER MARKER SIGN
22	FUEL TANK	46	STORM SEWER VAULT
23	GAS BOX	47	TRAFFIC BARRIER
24	GAS HANDHOLE	48	TRAFFIC BOLLARD
25	GAS METER	49	TRAFFIC BOX
26	GAS MANHOLE	50	CROSS WALK SIGNAL
27	GAS MARKER FLAG	51	TRAFFIC HANDHOLE
28	GAS SIGN	52	TRAFFIC MANHOLE
29	GAS TANK	53	TRAFFIC MARKER SIGN
30	GAS VAULT	54	TRAFFIC CAMERA
31	GAS VALVE	55	TRAFFIC SENSOR
32	GAS WELL	56	TRAFFIC SIGNAL
33	TELEPHONE BOX	57	TRAFFIC VAULT
34	TELEPHONE HANDHOLE	58	UNIDENTIFIED BOX
35	TELEPHONE MANHOLE	59	UNIDENTIFIED HANDHOLE
36	TELEPHONE MARKER FLAG	60	UNIDENTIFIED MARKER SIGN
37	TELEPHONE MARKER SIGN	61	UNIDENTIFIED MANHOLE
38	TELEPHONE VAULT	62	UNIDENTIFIED MARKER FLAG
39	PIPELINE BOX	63	UNIDENTIFIED POLE
40	PIPELINE HANDHOLE	64	UNIDENTIFIED TANK
41	PIPELINE METER	65	UNIDENTIFIED VALVE
42	PIPELINE MANHOLE	66	PIPELINE MARKER SIGN
43	PIPELINE MARKER FLAG	67	PIPELINE VALVE
44	PIPELINE MARKER SIGN	68	FIRE DEPT. CONNECTION
45	PIPELINE VAULT	69	WATER BOX
46	PIPELINE VALVE	70	FIRE HYDRANT
47	FLOOD LIGHT	71	WATER METER
48	GUY ANCHOR	72	WATER MANHOLE
49	GUY ANCHOR POLE	73	WATER MARKER FLAG
50	ELECTRIC MANHOLE	74	WATER MARKER SIGN
51	ELECTRIC STANDARD	75	WATER TANK
52	ELECTRIC METER	76	WATER VALVE
53	ELECTRIC MANHOLE	77	AIR RELEASE VALVE
54	ELECTRIC MARKER FLAG	78	WATER WELL
55	ELECTRIC MARKER SIGN	79	WATER CONTROL MONUMENT
56	UTILITY POLE	80	IRON ROD WITH CAP FOUND
57	ELECTRIC SWITCH	81	PK NAIL SET
58	ELECTRIC TRANSFORMER	82	PK NAIL FOUND
59	ELECTRIC VAULT	83	IRON ROD FOUND
60	HANDICAPPED PARKING	84	"X" CUT IN CONCRETE SET
61	PARKING METER	85	"X" CUT IN CONCRETE FOUND
62	RAILROAD BOX	86	P.O.B. POINT OF BEGINNING
63	RAILROAD HANDHOLE	87	P.O.C. POINT OF COMMENCING
64	RAILROAD SIGNAL	88	BRICK
65	RAILROAD SIGN	89	MARQUEE/BILLBOARD
66	RAILROAD VAULT	90	PLANTER
67	SIGN		
68	ASCE UNIT		
69	BASKET BALL GOAL		
70	BORE LOCATION		
71	FLAG POLE		
72	GOAL POST		
73	GREASE TRAP		
74	IRRIGATION VALVE		

LINE TYPE LEGEND

---	BOUNDARY LINE
---	CITY LIMIT LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
W	SANITARY SEWER LINE
SS	STORM SEWER LINE

GS	UNDERGROUND GAS LINE
CH	OVERHEAD UTILITY LINE
UG	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

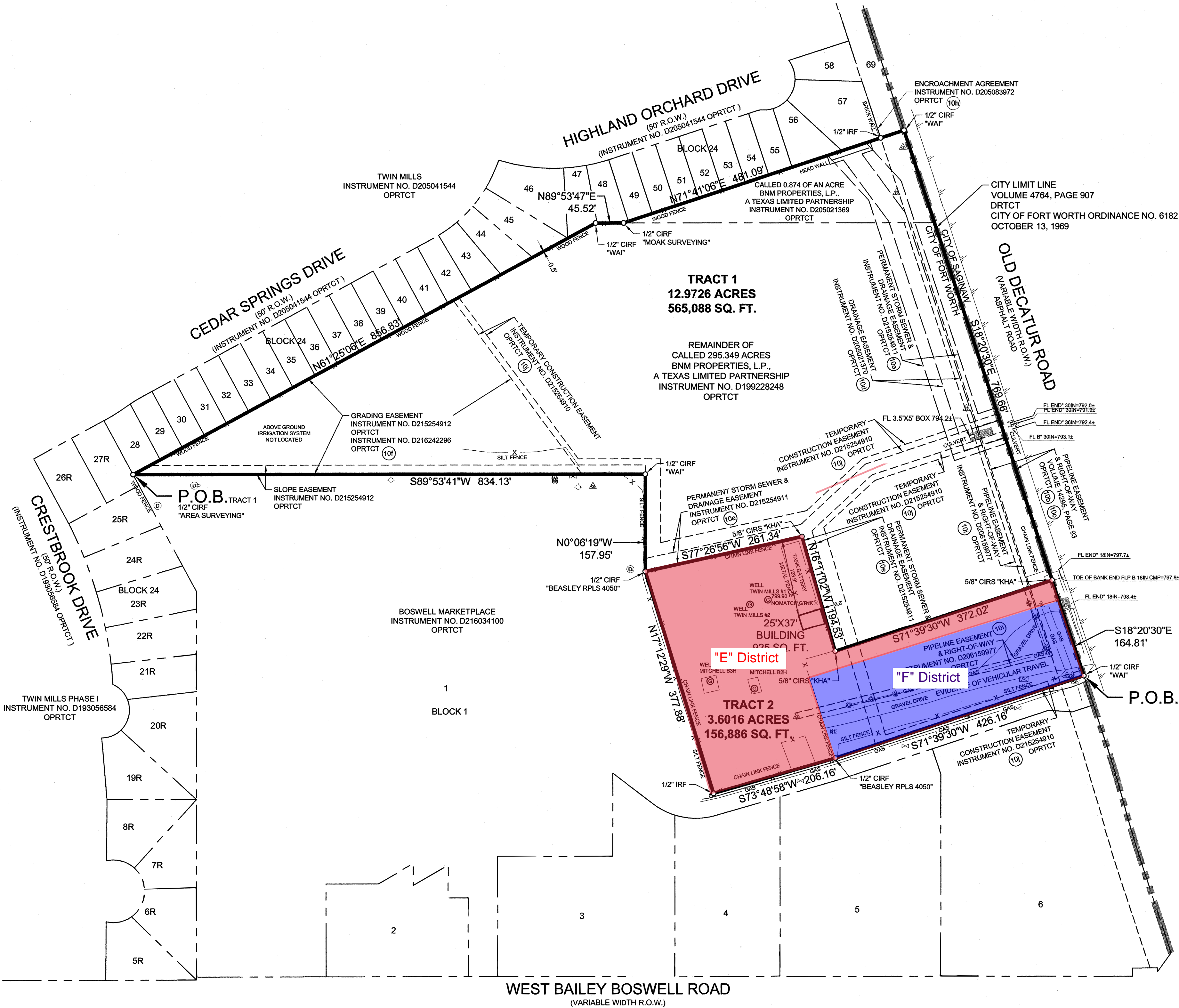
LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
CIRS = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
ORCTCT = DEED RECORDS TARRANT COUNTY, TEXAS
OPRTCT = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
PRCTCT = PLAT RECORDS TARRANT COUNTY TEXAS

NOTES:

- According to Map No. 48439C0045K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Bearings and Coordinates are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 (US Survey feet) from GPS observations using the RTK Cooperative Network.
- A Private Zoning Report was not provided by insurer.
- There is evidence of recent earth moving work on the surveyed property.
- There is no visible evidence of proposed changes in street right of ways.
- At the time of the survey no readily visible markers delineating the wetlands were present.
- Any underground utilities shown hereon are from markings observed at the time of this survey. The surveyor cannot guarantee the locations of said utilities, except those that are observed and readily visible on the surface at the time of this survey.

1	11/16/16	CHANGED CERTIFY TO
No.	DATE	REVISION DESCRIPTION



LEGAL DESCRIPTION

TRACT 1

BEING a tract of land situated in the HEIRS OF BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, City of Fort Worth, Tarrant County, Texas, and being the remainder of called 295.349 acre tract of land described in deed to BNM Properties, L.P., a Texas Limited Partnership, as recorded in Instrument No. D199228248 of the Official Public Records of Tarrant County, Texas, and being all of a called 0.874 of an acre tract of land described in deed to BNM Properties, L.P., a Texas Limited Partnership, as recorded in Instrument No. D205021369 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "AREA" found at the northwest corner of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records, the southwest corner of Lot 28, Block 24 of TWIN MILLS, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D205041544 of said Official Public Records, and being on the east line of Lot 27R, Block 24 of TWIN MILLS, PHASE 1, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D193056584 of said Official Public Records;

THENCE North 61°25'06" East, along the south line of said Block 24, a distance of 856.83 feet to a 1/2" iron rod with cap stamped "WAI" found at an angle point on the south line of Lot 47 of said Block 24;

THENCE North 89°53'47" East, continuing along the south line of Lot 48 of Block 24, a distance of 45.52 feet to a 1/2" iron rod with cap stamped "MOAK" found for corner at an angle point on the south line of said Lot 48 and at the west corner of said 0.874 of an acre tract;

THENCE North 71°41'06" East, along the north line of said 0.874 acre tract, and the south line of said Block 24, a distance of 481.09 feet to a 1/2" iron rod with cap stamped "WAI" found for the northeast corner of said 0.874 acre tract, at the southeast corner of Lot 69 of said Block 24 and on the west right-of-way line of Old Decatur Road (having a variable width right-of-way);

THENCE South 18°20'30" East, along the east line of said 0.874 acre tract to and along the east line of said remainder of called 295.349 acre tract, and said west right-of-way line of Old Decatur Road, a distance of 769.66 feet to a 5/8" iron rod with cap stamped "KHA" set;

THENCE departing said west right-of-way line of Old Decatur Road, over and across said remainder of called 295.349 acre tract the following:

South 71°39'30" West, a distance of 372.02 feet to a 5/8" iron rod with cap stamped "KHA" set;

North 16°11'02" West, a distance of 194.53 feet to a 5/8" iron rod with cap stamped "KHA" set;

South 77°26'58" West, a distance of 261.34 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in the east line of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records;

THENCE North 0°06'19" West, continuing along said east line of Lot 1, Block 1, a distance of 157.95 feet to a 1/2" iron rod with cap stamped "WAI" found at the northeast corner of said Lot 1, Block 1;

THENCE South 89°53'41" West, along the north line of said Lot 1, Block 1, a distance of 834.13 feet to the POINT OF BEGINNING and containing 12.9726 acres or 565,088 square feet of land.

TRACT 2

BEING a tract of land situated in the HEIRS OF BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, City of Fort Worth, Tarrant County, Texas, and being the remainder of called 295.349 acre tract of land described in deed to BNM Properties, L.P., a Texas Limited Partnership, as recorded in Instrument No. D199228248 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "WAI" found at the southeast corner of said remainder of called 295.349 acre tract, at a northeast corner of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records and on the west right-of-way line of Old Decatur Road (having a variable width right-of-way);

THENCE departing said west right-of-way line of Old Decatur Road, along the south line of said remainder of called 295.349 acre tract a north line of said Lot 1, Block 1 the following:

South 71°39'30" West, a distance of 426.16 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found;

South 73°48'58" West, a distance of 206.16 feet to a 1/2" iron rod found at a re-entrant corner of said Lot 1, Block 1;

THENCE North 17°12'22" West, along the east line of said Lot 1, Block 1, a distance of 377.88 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in said east line of Lot 1, Block 1;

THENCE departing said east line of Lot 1, Block 1, over and across said remainder of called 295.349 acre tract, the following:

North 77°26'58" West, a distance of 261.34 feet to a 5/8" iron rod with cap stamped "KHA" set;

South 16°11'02" East, a distance of 194.53 feet to a 5/8" iron rod with cap stamped "KHA" set;

North 71°39'30" East, a distance of 372.02 feet to a 5/8" iron rod with cap stamped "KHA" set on the east line of said remainder of called 295.349 acre tract and on said west right-of-way line of Old Decatur Road;

THENCE South 18°20'30" East, along said east line of remainder of called 295.349 acre tract and said west right-of-way line of Old Decatur Road, a distance of 164.81 feet to the POINT OF BEGINNING and containing 3.6016 acres or 156,886 square feet of land.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

Pursuant to Commitment for Title Insurance, provided by Stewart Title Guaranty Company, GF. No. 01128-32500, effective date October 02, 2016, issued October 18, 2016

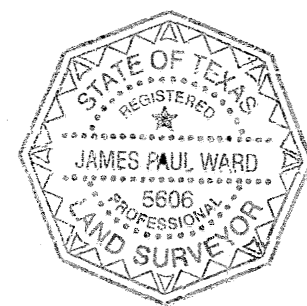
- Easement, Right of Way and/or Agreement by and between Anderson Hunter and E.R. Brown, by instrument dated 12/5/1908, recorded in Under Volume 323, Page 112, Real Property Records, Tarrant County, Texas; and as affected by Partial Releases of Easement filed 6/22/1981, recorded in Under Volume 1339, Page 2308, Real Property Records, Tarrant County, Texas; and as affected by Restrictive Covenants and Partial Release of Easements instrument filed 4/12/2000, recorded in Under Volume 14295, Doc. No. 93, Real Property Records, Tarrant County, Texas. Does affect as shown.
- Easement, Right of Way and/or Agreement by and between Twin Mills Ventures et al and Enserch Corporation, by instrument dated 2/10/1981, recorded in Under Volume 7094, Page 2308, Real Property Records, Tarrant County, Texas; and as affected by Restrictive Covenants and Partial Release of Easements instrument filed 4/12/2000, recorded in Under Volume 14295, Doc. No. 93, Real Property Records, Tarrant County, Texas. Does affect as shown.
- Easement, Right of Way and/or Agreement by and between BNM Properties L.P. and Taurus Twin Mills Limited Partnership, by instrument dated 12/20/2004, filed 11/21/2005, recorded in Under Clerk's File No. D205021370, Real Property Records, Tarrant County, Texas. Does affect as shown.
- Easement, Right of Way and/or Agreement by and between B. N. M. Properties, LP and Bailey Boswell Marketplace LP, by instrument dated 11/10/2015, filed 11/11/2015, recorded in Under Clerk's File No. D215254911, Real Property Records, Tarrant County, Texas. Does affect as shown.
- Easement, Right of Way and/or Agreement by and between B. N. M. Properties, LP and Bailey Boswell Marketplace LP, by instrument dated 11/10/2015, filed 11/11/2015, recorded in Under Clerk's File No. D215254912, Real Property Records, Tarrant County, Texas; and as affected by Amendment filed 10/17/2016, recorded in Under Clerk's File No. D216242296, Real Property Records, Tarrant County, Texas. Does affect as shown.
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. Not a survey matter.
- Terms, conditions, provisions and stipulations of Encroachment Agreement, by and between the City of Fort Worth and Taurus Twin Mills, L.P., dated 3/17/2005, filed 3/29/2005, recorded in Under Clerk's File No. D205089972, Real Property Records, Tarrant County, Texas. Does abut property as shown hereon.
- Terms, conditions, provisions and stipulations of Easement, Right of Way and/or Agreement, by and between BNM Properties, L.P. and Barnett Gathering L.P., by instrument dated 3/14/2006, filed 5/30/2006, recorded in Under Clerk's File No. D206159977, Real Property Records, Tarrant County, Texas. Does affect as shown.
- Terms, conditions, provisions and stipulations of Temporary Construction Easement, Right of Way and/or Agreement, by and between B. N. M. Properties, LP and Bailey Boswell Marketplace LP, by instrument dated 11/10/2015, filed 11/11/2015, recorded in Under Clerk's File No. D215254910, Real Property Records, Tarrant County, Texas. Does affect as shown.
- The location of fence and gas marker.

SURVEYORS CERTIFICATION:

To: The Standard at Boswell Marketplace, LP, a Texas limited partnership
The Standard at Boswell Marketplace 2, LP, a Texas limited partnership
B.N.M. Properties, LP, a Texas limited partnership
Stewart Title Guaranty Company

This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b), 8, 9, 11, 13, and 14 of Table A thereof. The field work was completed on September 29, 2016.

James Paul Ward
Registered Professional Land Surveyor No. 5606
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
Ph. 817-335-6511



ALTA/NSPS LAND TITLE SURVEY PART OF HEIRS OF BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 950
Fort Worth, Texas 76102
FIRM# 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	FCN	JFW	10/20/2016	061294900	1 OF 1



ZC-23-179

Area Zoning Map

Applicant: Standard At Boswell Marketplace 2 LP
Address: 8811 Old Decatur Road
Zoning From: C
Zoning To: E;F
Acres: 3.60404646
Mapsc0: Text
Sector/District: Far Northwest
Commission Date: 12/13/2023
Contact: null

