



# 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.

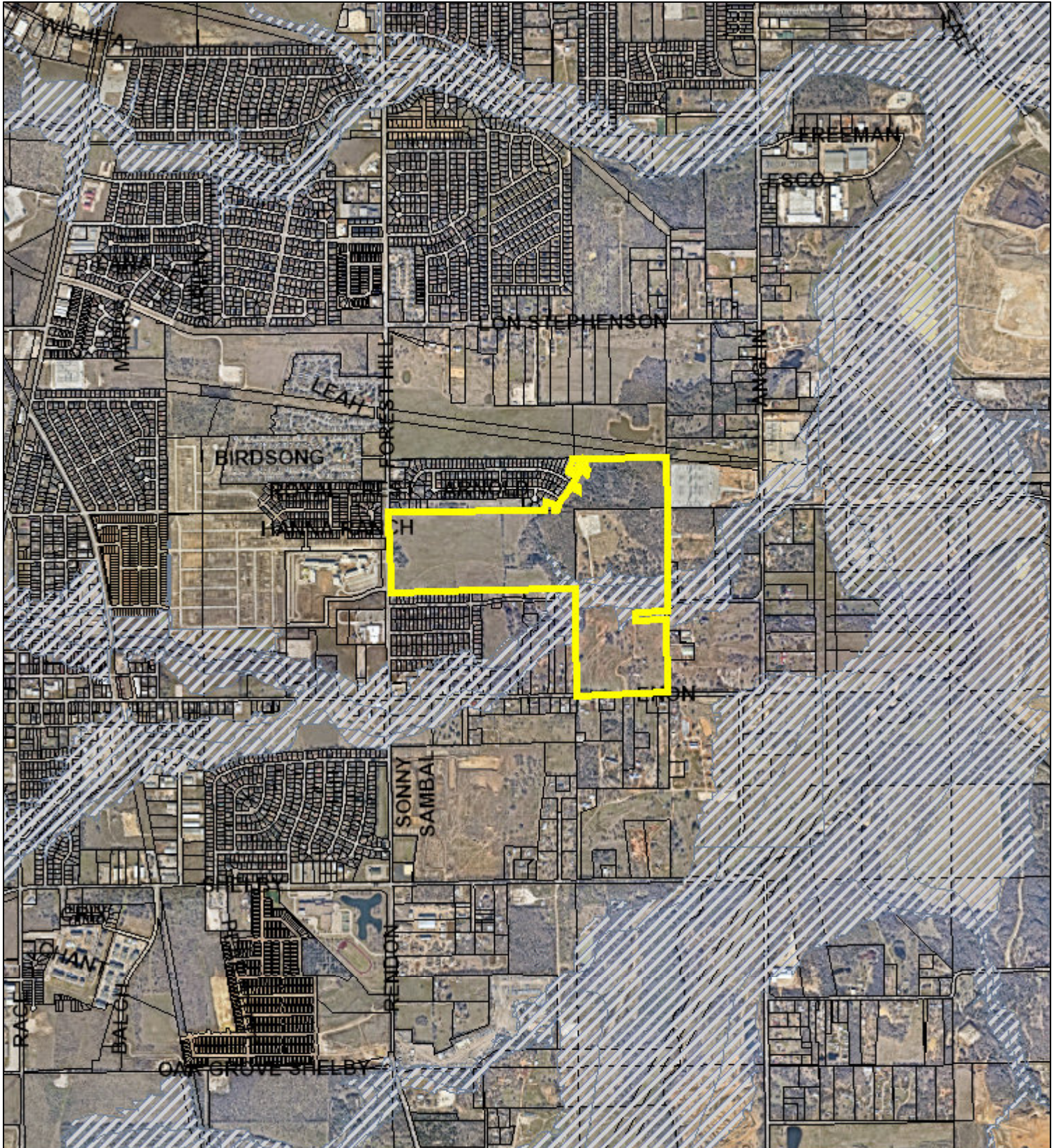
Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	





ZC-25-070

## Aerial Photo Map



0 1,150 2,300 4,600 Feet

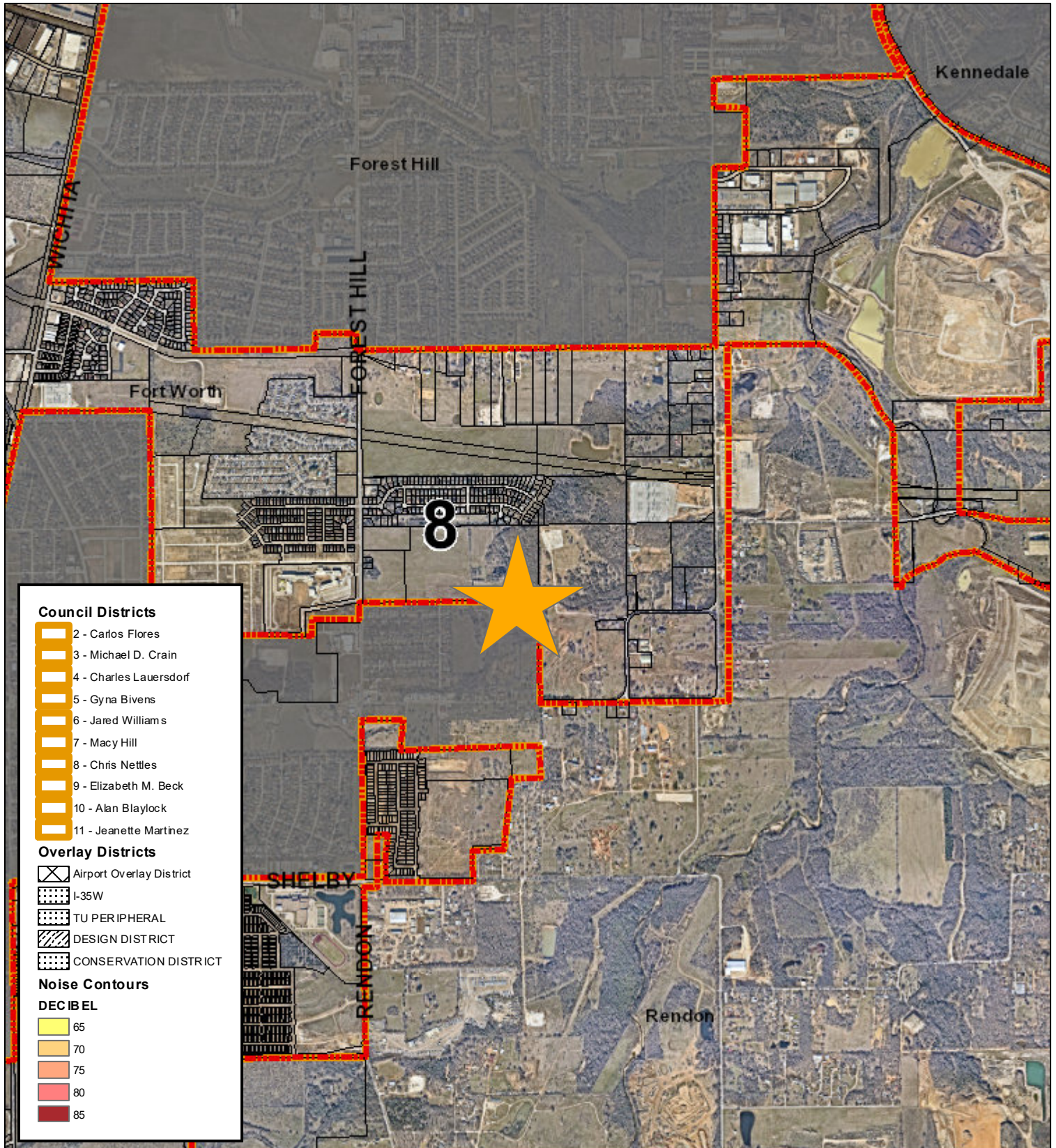






ZC-25-070

## Area Map



0 1,000 2,000 4,000 Feet

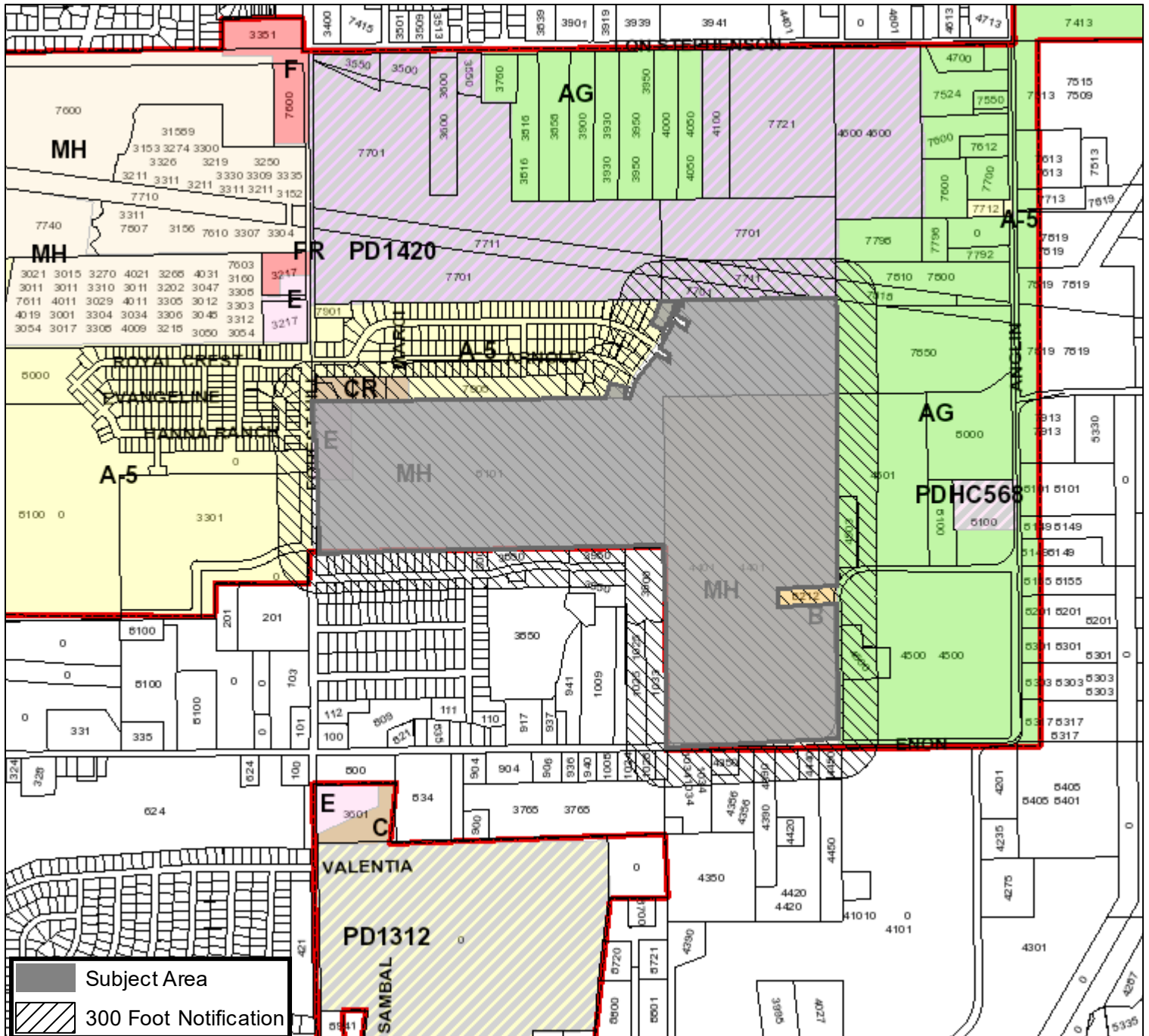




2025-07-25

## Area Zoning Map

Applicant: SFW 90 & SFW 75/Black Mountain/Half & Associates  
Address: 8101 Forest Hill Dr; 4401 Enon Rd; 7808, 8004, 7801 - 8000 (odds) Hartman Lane  
Zoning From: A-5, MH, E  
Zoning To: PD for certain I uses with increased setbacks & height, site plan waived  
Acres: 171.912  
Mapsc: Text  
Sector/District: Far South  
Commission Date: 5/14/2025  
Contact: 817-392-8028



0 500 1,000 2,000 Feet

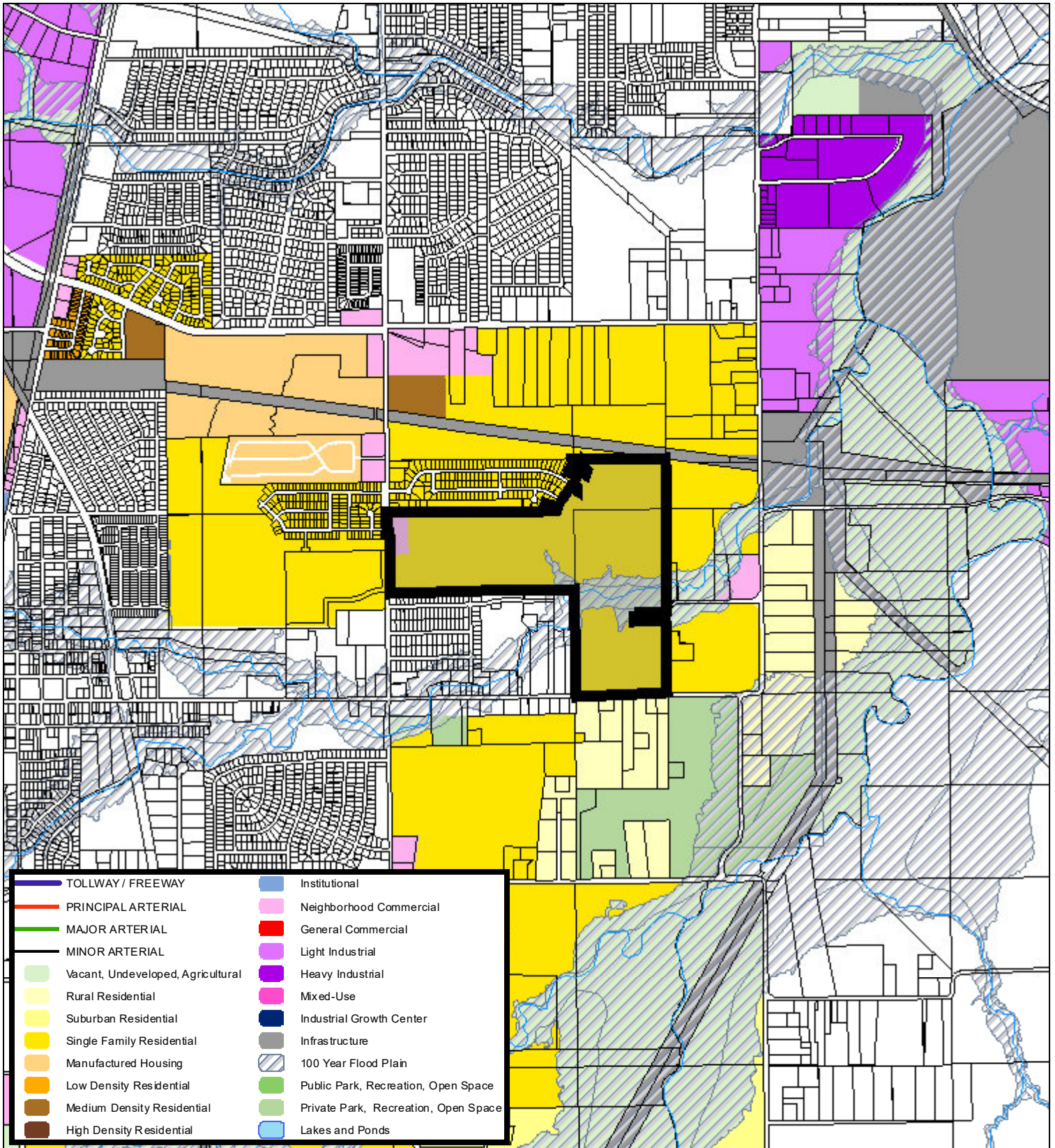
Created: 4/23/2025 5:17:38 PM





ZC-25-070

## Future Land Use



1,800 900 0 1,800 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.



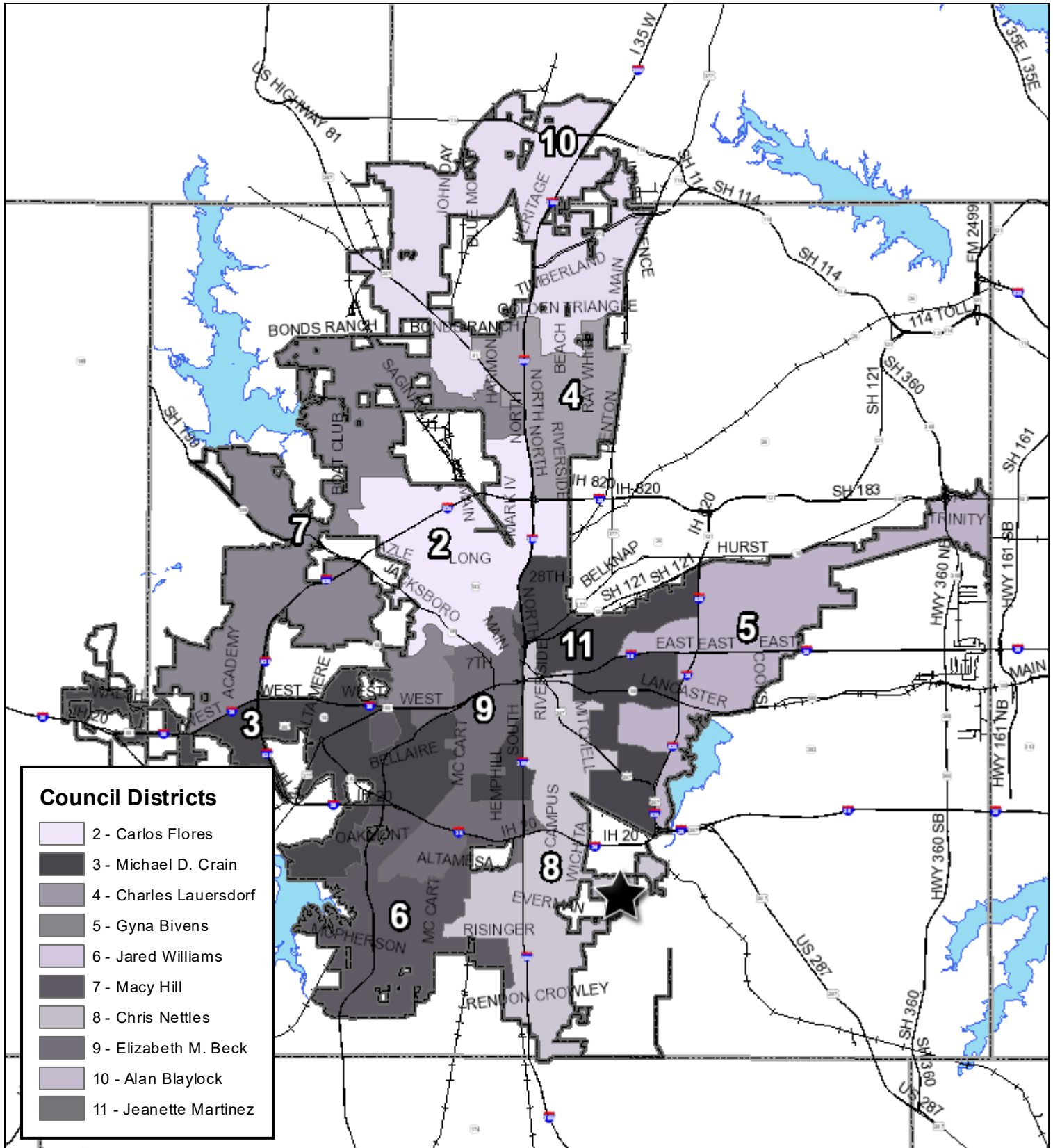
Created: 4/23/2025 5:17:35 PM





ZC-25-070

## Location Map



0 2.5 5 10 Miles





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** SFW 90, LLC & SFW 75, LLC, David Zulejkic, Manager

Mailing Address 940 W. FM 544, Unit 2590 City, State, Zip Wylie, TX 75098

Phone 972-365-0307 Email Zulejkic@gmail.com ; jharmon@popehardwicke.com

**APPLICANT** Rhett Bennett / Black Mountain

Mailing Address 425 Houston St., Ste 400 City, State, Zip Fort Worth, TX 76102

Phone 817-698-9901 Email rhett.bennett@blackmtn.com ; jennifer.holley@blackmtn.com

**AGENT / OTHER CONTACT** Bob Riley / Halff

Mailing Address 2601 Meacham Blvd Suite 600 City, State, Zip Fort Worth, TX 76137

Phone O: 817.764.7454 | C: 817.360.0152 Email briley@halff.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): 171.9122 ac. at 8101 Forest Hill & 4401 Enon Ave & 7905 Forest Hill, Fort Worth TX 76140

Total Rezoning Acreage: 171.9122 ac ☒ I certify that an exhibit map showing the entire area to be rezoned is attached.

Tract 1: 77.4722 ac Tract 3: 5.2 ac

Tract 2: 89.24 ac

*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: 171.9122 ac 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 <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): Mobile Home (MH), Neighborhood Commercial (E), A-5 Single Family, CR Multifamily Proposed Zoning District(s): Planned Development

Current Use of Property: Vacant

Proposed Use of Property: Data Center and other listed low intensity uses as outlined under the PD section

## 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: Light Industrial (I)  
Uses limited to Data Center, educational uses, governmental uses (excluding correction facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general

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

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

- a. Building setback from one or two family residential to be 75 feet
- b. Building height maximum to be 70 feet for data center use
- c. Primary entrance and address request to the data center will be from Forest Hill Drive
- d. Site Plan waiver requested (adhering to aforementioned standards would address the need for a Zoning Commission/Council consideration for a site plan)

- ☐ 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 subject property would be an addition to the previously approved zoning case (ZC-024-153, January 14, 2025) for the adjoining 141.7 acres. The property is planned to be used for a data center complex development with possible additional low traffic generating uses as listed in the PD. The present conceptual development plan includes multiple building pads. All uses would follow the "I" light industrial development standards with the exception of building height for data center building (need 70 feet to insure proper height for interior equipment) and an increase of building setback to 75 feet from one or two family residential.

While the 2024 Comprehensive Plan recommends single family residential, the subject property was rezoned to mobile homes in 2022. The Comprehensive Plan Policy statements does promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Additionally the 2017 Economic Development Strategic Plan and its 2022 Update highlights an initiative of a catalyst project in east and southeast Fort Worth. The developer believes this proposed development would advance that goal. The proposed uses meet the indicative by providing higher paying jobs opportunities to the area with less impacts on infrastructure as the present mobile home zoning allows.

The PD is requested to lessen the impact of straight "I" light industrial uses that would conflict with existing land development. The limitation of uses would lessen the impact on existing and proposed transportation network.



## 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):

DocuSigned by:

David Zulejkić

031FD505E335415...

Owner's Name (Printed): David Zulejkić, Manager, SFW 90, LLC &amp; SFW 75, LLC

**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) Rhett Bennett 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:

171.9122 ac. at 8101 Forest Hill &amp; 4401 Enon Ave &amp; 7905 Forest Hill, Fort Worth TX 76140

(CERTIFIED

LEGAL DESCRIPTION)

DocuSigned by:

David Zulejkić

031FD505E335415...

Owner's Signature (of the above referenced property)

David Zulejkić, SFW 90, LLC and SFW 75, LLC

Owner's Name (Printed)

Applicant or Agent's Signature

Rhett Bennett, Black Mountain

Applicant or Agent's Name (Printed):



**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.*

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

DocuSigned by:  
David Zulejkic  
031FD505E335415...

Owner's Name (Printed): David Zulejkic, Manager, SFW 90, LLC & SFW 75, LLC

**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) Bob Riley / Halff Type text here 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:  
171.9122 ac. at 8101 Forest Hill & 4401 Enon Ave & 7905 Forest Hill, Fort Worth TX 76140 (CERTIFIED LEGAL DESCRIPTION)  
LEGAL DESCRIPTION)

DocuSigned by:  
David Zulejkic  
031FD505E335415...

Owner's Signature (of the above referenced property)

David Zulejkic, SFW 90, LLC and SFW 75, LLC

Owner's Name (Printed)

DocuSigned by:  
Bob Riley  
0D30F6CE319048E...

Applicant or Agent's Signature

Bob Riley / Halff

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.**







CALLLED: 18.45 ACRES  
ONCOR ELECTRIC  
DELIVERY COMPANY LLC  
INS. NO. D218136314,  
O.P.R.T.C.T.

CALLLED: 89.24 ACRES  
SFW 90, LLC  
INS. NO. D220289537,  
O.P.R.T.C.T.

REMAINDER OF A  
CALLLED: 18.46 ACRES  
MICHAEL D. NIKOVICH  
AND MERCEDES J. NIKOVICH  
INS. NO. D178028931,  
O.P.R.T.C.T.

CALLLED: 0.826 ACRES  
GARY P. & MARI J. FINLEY  
INS. NO. D199169014,  
O.P.R.T.C.T.

LOT 1, BLOCK 1,  
BARTOLOWITS  
SUBDIVISION  
VOL. 388-93, PG. 266,  
P.R.T.C.T.

CALLLED: 34.49 ACRES  
BEAU GALYEAN, INC.  
INS. NO. D214117673,  
O.P.R.T.C.T.

LOTS 1 & 2, BLOCK 1  
KARANGES ADDITION  
CAB. A, SLD 3268,  
P.R.T.C.T.

CALLLED: 37.01 ACRES  
BEAU & ASHLEY GALYEAN  
INS. NO. D213241469,  
O.P.R.T.C.T.

POINT OF  
BEGINNING  
R.R. SPIKE  
N. 6,914,765.51  
E. 2,351,104.69  
(NAD83 - GRID)

LOT 1R, BLOCK 1,  
TIMBERVIEW GOLF CLUB ADDN.  
INS. NO. D216019604,  
O.P.R.T.C.T.

CARY BROWN FAMILY FOUNDATION  
INS. NO. D214201524,  
O.P.R.T.C.T.

CALLLED: 5 ACRES  
CARY BROWN FAMILY  
FOUNDATION, INC.  
INS. NO. D218011465,  
O.P.R.T.C.T.

CALLLED: 11.061 ACRES  
CAVALO INVESTMENTS, LLC  
INS. NO. D218283539,  
O.P.R.T.C.T.

CALLLED: 20 ACRES  
LONNIE BERY GLENN  
INS. NO. D206026324,  
O.P.R.T.C.T.

CALLLED: 3.71 ACRES  
IMOGENE B. COLLINS  
INS. NO. D218051602,  
DESCRIBED IN  
VOL. 10722, PG. 2062  
O.P.R.T.C.T.

CALLLED: 1 ACRE  
JOE A. & LINDA OBREGON  
INS. NO. D196083746,  
O.P.R.T.C.T.

CALLLED: 4.909 ACRES  
BIBLE BAPTIST CHURCH  
OF EVERMAN  
INS. NO. D201280254,  
O.P.R.T.C.T.

CALLLED: 0.47 ACRES  
DOREEN A. SELF  
INS. NO. D208414936,  
O.P.R.T.C.T.

CALLLED: 89.24 ACRES  
SFW 90, LLC  
INS. NO. D220289537,  
O.P.R.T.C.T.

CALLLED: 4 ACRES  
CITY OF EVERMAN  
INS. NO. D159019395,  
O.P.R.T.C.T.

LOT BR. BLOCK 32,  
SHELBY CO.  
SCHOOL LAND  
VOL. 388-58, PG. 991,  
P.R.T.C.T.

OWNER  
SAUL AGUILAR  
INS. NO. D210319211,  
O.P.R.T.C.T.

### \* LEGEND \*

- CIRF IRF P.R.T.C.T.
- PROPERTY CORNER  
MARKER FOUND - AS NOTED  
POWER POLE  
GUY WIRE  
LIGHT POLE  
ELECTRIC METER  
ELECTRIC BOX (PANEL)  
CATV MARKER  
CATV PULL BOX  
FIBER OPTIC MARKER  
AC COMPRESSOR UNIT  
MAILBOX  
GAS MARKER  
GAS VALVE  
GAS TEST STATION  
WATER METER  
FIRE HYDRANT  
CATV RISER  
SAN. SEWER MANHOLE  
SAN. SEWER CLEANOUT  
IRRIGATION CONTROL VALVE  
SIGN  
OVERHEAD ELEC.  
U.G. CABLE TV  
U.G. GAS  
U.G. SAN. SEWER  
CHAIN LINK FENCE  
WOOD FENCE  
WIRE FENCE  
WROUGHT IRON FENCE  
ASPHALT EDGE  
CONCRETE AREA  
GRAVEL AREA  
CITY LIMIT SIGN  
RETAINING WALL  
SOUTHWESTERN BELL  
COMMUNICATIONS  
SPEED LIMIT SIGN  
STOP SIGN  
STREETS SIGN  
YIELD SIGN  
SUBJECT PROPERTY LINE  
EXISTING EASEMENT LINE  
FLOODWAY BOUNDARY  
FLOODWAY BOUNDARY  
FLOODWAY BOUNDARY  
FLOODWAY BOUNDARY  
CANOPY - COVERED AREA

77.4722 ACRES  
3,374,690 SQ. FT.

### \* TITLE COMMITMENT NOTES \*

This ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment for Title Insurance prepared by CHICAGO TITLE INSURANCE COMPANY, G.F. No. 20015327 having an effective date of June 6, 2023 and issued June 15, 2023; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.

### Schedule "B" Items

- Easement to Texas Electric Service Company Vol. 1328, Pg. 313, D.R.T.C.T. (Affects, Shown, Blanket in Nature)
- Easement to Texas Electric Service Company Vol. 3355, Pg. 640, D.R.T.C.T. (Affects, Shown, 10' Esm't. centered on down anchor)
- Easement to City of Fort Worth Vol. 4659, Pg. 769, D.R.T.C.T. (Affects, Shown)
- Mineral Lease to Antero Resources, I LP Ins. No. D204199569, O.P.R.T.C.T. As affected by Ins. No. D205250269, O.P.R.T.C.T. As affected by Ins. No. D206384701, O.P.R.T.C.T. As affected by Ins. No. D214207665, O.P.R.T.C.T. (Subject to, Blanket in nature)
- Easement to Antero Resources Pipeline, LP Ins. No. D205143663, O.P.R.T.C.T. (Affects, Shown)
- Easement to the City of Fort Worth Ins. No. D221099835, O.P.R.T.C.T. (Affects, Shown)
- 10aa. Easement to the City of Fort Worth Ins. No. D221099836, O.P.R.T.C.T. (Affects, Shown)
- 10ee. Mineral and/or Royalty Interest T.C.C.I. No. D222255471, O.P.R.T.C.T. (Subject to - Subject property is a portion of the tract of land described in Exhibit "A" of said document)
- 10ff. Mineral and/or Royalty Interest T.C.C.I. No. D222265909, O.P.R.T.C.T. (Subject to - Subject property is a portion of the tract of land described in Exhibit "A" of said document)

### \* 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.
- 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 "AE" (Floodway), Zone "AE" (Base flood elevations determined), Zone "X" (Areas of 0.2% annual chance flood) and Zone "X" (Areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48439C0320; map revised March 21, 2019, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "AE" and 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) see sheet 2 of 2 for zoning statement and details.
- Pursuant to Table A, Item 9, there are no clearly identifiable parking spaces.
- 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. Provided information combined with Texas811 markings and observed evidence of utilities was used to develop a view of the underground utilities. However, lacking 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, which may affect the use or development of the subject tract of land. Where 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 not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork.
- Pursuant to Table A, Item 17, the Surveyor has knowledge of proposed changes in street right-of-way lines based on the Site Plan prepared by Dynamic Engineering with a project number of 2450-99-023 and having a date of 3/08/2022. The Surveyor hereby advises all interested parties to consult with Dynamic Engineering 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; and is addressed exclusively to the parties named hereon.
- The subject property has direct physical access to Enon Avenue and Anglin Circle.
- The subject property does not have any clearly identifiable parking spaces.
- All visible underground utilities that were marked from Texas One Call 811 are shown on this survey. Underground Sewer, Water and Storm Drain lines shown are from visible evidence and provided utility plans. Pipe sizes of all underground utilities were unknown at the time of survey.
- See sheet 2 for Metes and Bounds Description and Building Details.

- The property has direct physical access to Enon Avenue a dedicated street or highway, and Anglin Circle, an apparent dedicated right-of-way (no records found).
- The property described hereon is the same as the property described as Tract 3, Chicago Title Insurance Company Commitment Gf. No. 201857T with an effective date of June 28, 2023, and that all easements, covenants and restrictions referenced in said title commitment or apparent from physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
- The accompanying survey was made on the ground and correctly shows the location of all visible buildings, structures and other visible improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land and abutting said property except as shown hereon and was made in accordance with the laws and/or Minimum Standards of the State of Texas.

### \* SURVEYOR'S STATEMENT \*

To: SFW 90, LLC; SFW 75, LLC; CH-A CREDIT I/CATMOUNT, L.P., and its successors and assign; Title Partners; and Chicago Title Insurance Company;

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 1, 2, 3, 4, 6a, & 6b, 7a, 8, 9, 11b, 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on April 12, 2022.

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

7/20/23  
Date



ALTANSPS LAND TITLE SURVEY OF

77.7462 ACRES LOCATED  
IN THE SHELBY COUNTY SCHOOL LAND SURVEY  
ABSTRACT NO. 1375  
CITY OF EVERMAN, TARRANT COUNTY, TEXAS  
4401 ENON AVENUE

PREPARED FOR



DATE: 04/14/2022

S&A JOB NO. 22019

SCALE: 1" = 100'

DRAWN BY: M. DAILEY

CHECKED BY: E. SPOONER

REVISIONS:

- 06/28/2023 update to reflect new ownership & commitment
- 7/19/23 update to address comments provided on 7/6/23

SHEET  
1  
OF 2



\* TITLE COMMITMENT NOTES \*  
TRACT 3

**BEING** a 77.4722 acre tract of land located in the Shelby County School Land Survey, Abstract No. 1375, Tarrant County, Texas, said 77.4722 acre tract of land being all of a called 77.4722 acre tract of land conveyed to **SFW 75, LLC** by deed thereof filed for record in Tarrant County Clerk's Instrument No. (T.C.C.I. No.) D222265909, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 77.4722 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a Railroad Spike found at the southeast property corner of the said 77.4722 acre tract, said beginning point being at the approximate centerline of Enon Ave (being an apparent 60 feet wide public right-of-way by use and occupation, no deed of record found), said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,914,765.51 and E: 2,351,104.69:

**THENCE** South 89°07'47" West, along the south property line of the said 77.4722 acre tract and with the said approximate centerline of Enon Road, 1,298.73 feet to a 5/8 inch iron rod found at the southwest property corner of the said 77.4722 acre tract;

**THENCE** North 00°14'43" West, along the west property line of the said 77.4722 acre tract, at a distance of 31.60 feet passing the southeast lot corner of Lot BR, Block 32, Shelby County School Land, being an Addition to the said City and State, by plat recorded in Volume 388-58, Page 991, O.P.R.T.C.T., and continuing along the said west property line, same being the east lot line of said Lot BR, continuing in all a total distance of 963.10 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the northeast lot corner of said Lot BR, same being the southeast property corner of a called 4 acre tract of land conveyed to the City of Everman by deed recorded in T.C.C.I. No. D159019395, O.P.R.T.C.T.;

**THENCE** North 00°40'43" West, along the west property line of the said 77.4722 acre tract, same being the east property line of the said 4 acre tract, at a distance of 563.46 feet passing the northeast property corner of the said 4 acre tract, same being the most southern southeast property corner of a called 89.24 acre tract of land conveyed to SFW 90, LLC, by deed recorded in T.C.C.I. No. D220289537, O.P.R.T.C.T., continuing in all a total distance of 1,685.57 feet to a 1 inch iron rod found at the northwest property corner of the said 77.4722 acre tract, same being a southeast property corner of the said 89.24 acre tract;

**THENCE** North 89°50'38" East, along the north property line of the said 77.4722 acre tract, same being a south property line of the said 89.24 acre tract, 1,317.80 feet to a 3 inch metal fence post found at the northeast property corner of the said 77.4722 acre tract, same being the most easterly southeast property corner of the said 89.24 acre tract, and also being the southwest property corner of a called 18.45 acre tract of land conveyed to Oncor Electric Delivery Company, LLC, by deed recorded in T.C.C.I. No. D218136314, O.P.R.T.C.T., and further being the northwest property corner of a remainder of a called 20.55 acre tract of land conveyed to Michael D. Nikovich and Mercedes J. Nikovich, by deed recorded in T.C.C.I. No. D178028931, O.P.R.T.C.T.;

**THENCE** South 00°11'06" West, along the east property line of the said 77.4722 acre tract, same being the west property line of the said 20.55 acre tract, at a distance of 774.61 feet passing the northwest property corner of a called 0.826 acre tract of land conveyed to Gary P. Finley and Mari J. Finley by deed recorded in T.C.C.I.No. 0199169014, O.P.R.T.C.T., and continuing along the said east property line of the 77.4722 acre tract, and along the west property line of the said 0.826 acre tract, passing at a distance of 1,313.43 feet a 1/2 inch iron rod found at the southwest property corner of the said 0.826 acre tract, and continuing along the said east property line of the 77.4722 acre tract, in all a total distance of 1,433.11 feet to an "X" cut set for corner in Anglin Circle, (being an apparent 60 feet wide public right-of-way by use and occupation, no deed of record found);

**THENCE** South 87°10'59" West, along an interior east property line of the said 77.4722 acre tract, at a distance of 21.70 feet passing a 1/2 inch iron rod found at the northeast lot corner of Lot 1, Block 1, Bartolowits Subdivision of a part of Block 39, being an Addition to the said City and State, by plat recorded in Volume 388-93, Page 266, O.P.R.T.C.T., and continuing with the said interior east property line, same being the north lot line of said Lot 1, in all a total distance of 447.61 feet to a 1/2 inch iron rod found for an interior north property corner of the said 77.4722 acre tract, same being the northwest lot corner of said Lot 1;

**THENCE** South 00°24'42" East, continuing along the said interior east property line, same being the west lot line of the said Lot 1, 139.43 feet to a 5/8 inch iron rod found at an interior south property corner of the said 77.4722 acre tract, same being the southwest lot corner of said Lot 1;

**THENCE** North 87°17'00" East, continuing along the said interior east property line, same being the south lot line of said Lot 1, at a distance of 409.22 feet passing a 1/2 inch iron rod found at the southeast lot corner of said Lot 1, continuing along the said interior east property line, in all a total distance of 444.93 feet to a 5/8 inch iron rod found in the approximate centerline of said Anglin Circle;

**THENCE** South 00°36'08" East, along the east property line of the said 77.4722 acre tract, and with the said approximate centerline of Anglin Circle, 1,059.03 feet to the **POINT OF BEGINNING**.

The herein described tract of land contains a computed area of **77.4722 acres (3,374,690 square feet)** of land, more or less.

Zoning Specifications:

\* ZONING SPECIFICATIONS \*

- Pursuant to Table A, Item 6(a) and/or item 6(b) the subject tract appears to be zoned Manufactured Home District "MH" according to a provided Zoning and Site Requirements Summary letter prepared by The Planning & Zoning Resources Company, dated July 17th, 2023. 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.

- Building setback lines along Enon Avenue and Anglin Circle are not plotted, as proposed right-of-way dedications have not occurred at the time of the survey. Front, Separation, and Property Line setbacks do not apply at the time of the survey and will be applicable once development of the property occurs.

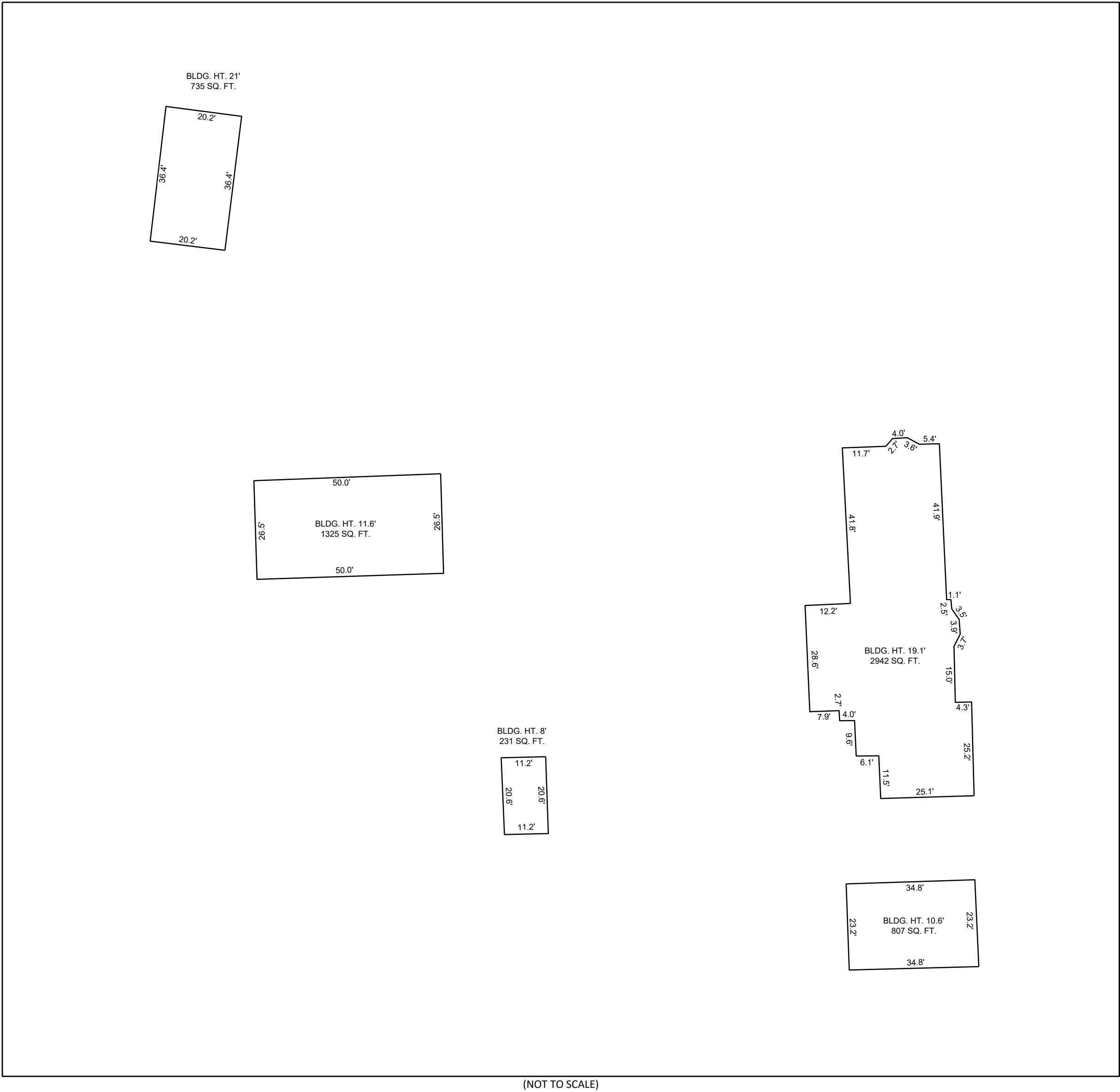
1. Building Set-Back Lines		
	Required	Proposed
a. Front:	<b>10 Feet measured to the internal street</b>	<b>At Minimum: 25 Feet (Per Scale of Site Plan)</b>
b. Separation:	<b>10 Feet</b>	<b>At Minimum: 10 Feet (Per Scale of Site Plan)</b>
c. Property Line:	<b>10 Feet</b>	<b>At Minimum: 10 Feet (Per Scale of Site Plan)</b>
d. Public Street:	<b>25 Feet</b>	<b>Forest Hill Drive: 40 Feet (Per Scale of Site Plan)</b> <b>Anglin Circle: 30 Feet (Per Scale of Site Plan)</b> <b>Enon Avenue: 25 Feet (Per Scale of Site Plan)</b>

3. Density	
a. Building Density Formula:	<u>Phase One:</u> <b>Minimum Density: 30 Manufactured Home Lots</b> <b>Proposed: 448 Lots (Per Site Plan)</b>  <b>Minimum Recreation Area: 5% of gross Site Area</b> <b>Proposed: 287,715 / 3,887,294 = 7.4 (Per Scale of Site Plan)</b>  <u>Phase Two:</u> <b>Minimum Density: 30 Manufactured Home Lots</b> <b>Proposed: 298 Lots (Per Site Plan)</b>  <b>Minimum Recreation Area: 5% of gross Site Area</b> <b>Proposed: 432,035 / 3,374,690 = 12.8% (Per Scale of Site Plan)</b>
b. Approximate Building Footprint:	<b>None Shown on Site Plan</b>

4. Parking	
a. Parking Space Formula:	<b>Manufactured Home Park:</b> <b>1 Parking Space per Home Site</b>  <b>448 Home Sites in Phase One</b> <b>298 Home Sites in Phase Two</b>
b. Parking Spaces Required:	<b>946 Total Parking Spaces</b>
c. Proposed Parking Spaces:	<b>Information not shown on Site Plan, however, per a review of the site plan there does appear to be sufficient space to accommodate 946 Total Parking Spaces</b>

2. Building Size	
a. Maximum Building Height or Stories:	<b>35 Feet</b>
b. Proposed Building Height or Stories:	<b>Information not shown on site Plan, Manufactured Homes not estimated to exceed 35 Feet</b>
c. Building Site Area Requirements:	<u>Phase One:</u> <b>Minimum Lot Area: 3,500 Square Feet per Unit (448 Units x 3,500 = 1,568,000 Square Feet Required)</b> <b>Existing: 3,887,294 Square Feet (Per Survey)</b>  <b>Minimum Lot Width: 40 Feet</b> <b>Proposed: At minimum, 40 Feet (Per Scale of Site Plan)</b>  <b>Minimum Lot Depth: 80 Feet</b> <b>Proposed: At minimum, 98 Feet (Per Scale of Site Plan)</b>  <u>Phase Two:</u> <b>Minimum Lot Area: 3,500 Square Feet per Unit (298 Units x 3,500 = 1,043,000 Square Feet Required)</b> <b>Existing: 3,374,593 Square Feet (Per Survey)</b>  <b>Minimum Lot Width: 40 Feet</b> <b>Proposed: At minimum, 40 Feet (Per Scale of Site Plan)</b>  <b>Minimum Lot Depth: 80 Feet</b> <b>Proposed: At minimum, 100 Feet (Per Scale of Site Plan)</b>

\* BUILDING DETAILS\*





7905 Forest Hill Drive

Being a tract of land out of Block 31 in the School Land Survey, Abstract No. 1375, Tarrant County, Texas, same being that tract of land conveyed to Kim Dung Tran, by deed recorded in Document No. D207277977, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 4, Block 5, of Royal Crest, Section I, an Addition to Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-59, Page 11, Plat Records, Tarrant County, Texas, same being the Southwest corner of Lot 5 of aforementioned Royal Crest Addition, same being the Northwest corner of Lot 7 of aforementioned Royal Crest Addition, from which a 1/2 inch iron rod found for witness bears South 89 degrees 20 minutes 44 seconds West, a distance of 129.31 feet;

THENCE South 00 degrees 31 minutes 27 seconds East, along the West line of aforementioned Royal Crest Addition, passing at a distance of 142.54 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" on-line for reference, continuing a total distance of 165.00 feet to a point for corner, said corner being along the North line of that tract of land conveyed to SFW 90, LLC, a Texas limited liability company, by deed recorded in Document No. D22028953711, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 12 minutes 29 seconds West, along said North line of aforementioned SFW 90 tract, a distance of 1,369.68 feet to a point for corner;

THENCE North 00 degrees 31 minutes 31 seconds West, a distance of 32.70 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to Luis Ramirez and wife, Maria Ramirez, by deed recorded in Volume 10872, Page 2095, Deed Records, Tarrant County, Texas, from which a 100d nail found for witness bears South 53 degrees 11 minutes 40 seconds West, a distance of 1.89 feet;

THENCE North 02 degrees 53 minutes 12 seconds West, along the East line of aforementioned Ramirez tract, a distance of 132.41 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of aforementioned Ramirez tract, same being along the South line of Block 3 of aforementioned Royal Crest Addition;

THENCE North 89 degrees 12 minutes 33 seconds East, along the South line of aforementioned Block 3 of Royal Crest Addition, a distance of 1,375.14 feet to the POINT OF BEGINNING and containing 226,371 square feet or 5.20 acres of land.



SURVEYOR'S CERTIFICATE

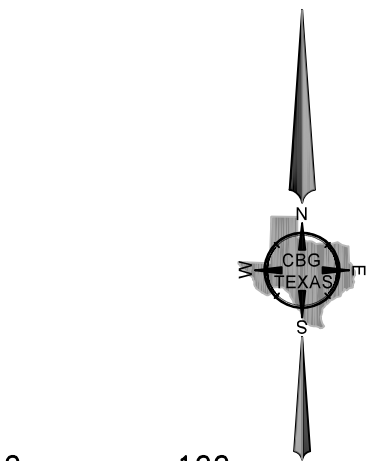
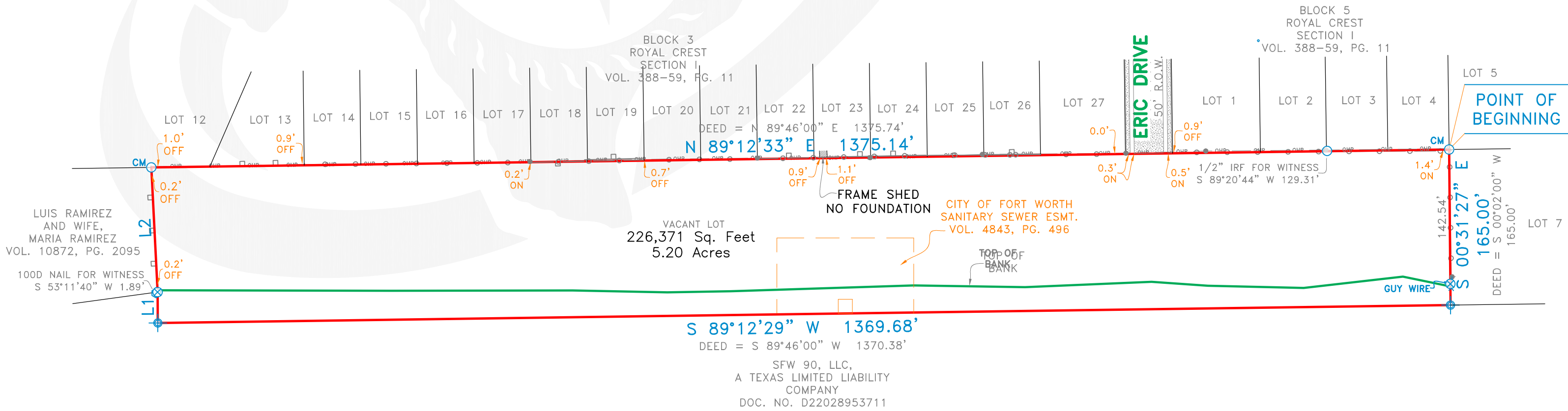
The undersigned Registered Professional Land Surveyor hereby certifies to DHI Title of Texas and Alejandra Salazar in connection with the transaction described in G.F. 520-200225651 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 2nd day of March, 2021

Abel P. Stendahl  
Registered Professional Land Surveyor



L1 = DEED = N 00°02'00" E 32.70'	
L2 = DEED = N 02°19'41" W 132.41'	
LINE	BEARING
L1	N 00°31'31" W 32.70'
L2	N 02°53'12" W 132.41'



NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 3747, PG. 27

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES:  
1) EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
2) NO ACCESS TO MAIN ROAD.

NOTE: According to the F.I.R.M. in Map No. 48439C0320L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
— OES — OES	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5' WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE

419 Century Plaza Dr., Ste. 210  
Houston, TX 77073  
P 281.443.9288  
F 281.443.9224  
Firm No. 10194280  
www.cbgtxl.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=100'	3/2/2021	2103663	SEE CERT.	JA

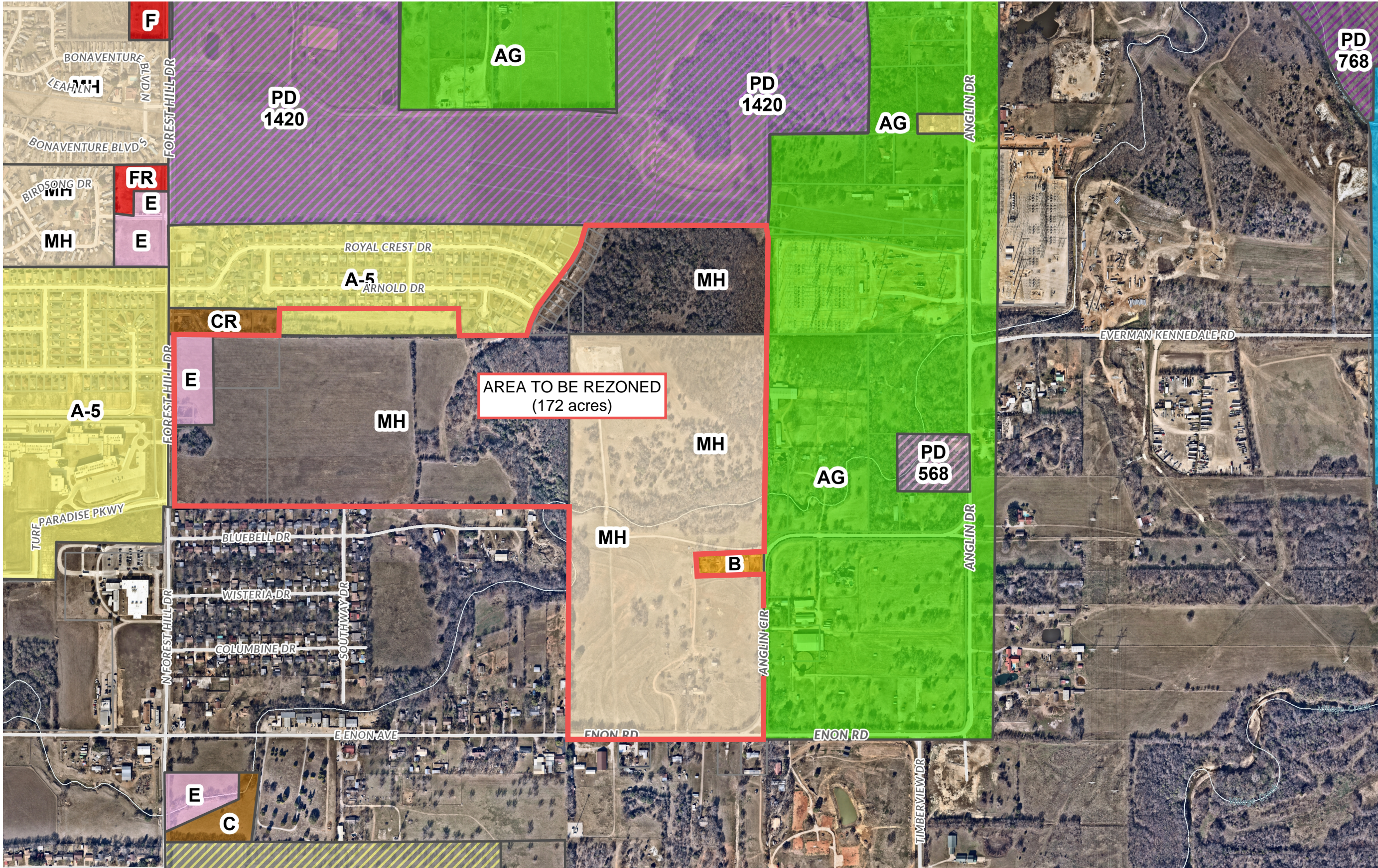
# METES & BOUNDS

BLOCK 31, SCHOOL LAND SURVEY, ABSTRACT NO. 1375

TARRANT COUNTY, TEXAS

7905 FOREST HILL DRIVE





### Legend

NCTCOG Freeways 9,028  
Streets Label 9,028

☐ Zoning Outline

Zoning Fill

- AG - Agricultural
- A-5; A-7.5; A-10; AR Single Family
- A-2.5A; A-43- Residential (Single Family, One-Acre +)
- A-21- Residential (Single Family, 1/2 Acre)
- MH- Residential (Manufactured Housing)
- B; R1; R2- Low Density Residential
- C; CR; D Multi Family
- UR- Urban Residential
- CF- Community Facility
- ER; E; EP - Neighborhood Commercial
- FR; F; G; OM- General Commercial
- Mixed Use, Downtown, and Form Based Districts
- IP; I- Light Industrial
- J; K- Heavy Industrial
- O-2; O-1- Floodplain
- Planned Development (A-5; PD, A5; PD, A-10; PD, A-5; PD, A-43)
- Planned Development (A-21- Residential (Single Family, 1/2 Acre +))
- Planned Development (AG- Agricultural)
- Planned Development (J; K- Heavy Industrial)
- Planned Development (FR; F; G; OM- General Commercial)
- Planned Development (IP; I- Light Industrial)
- Planned Development (B; R1; R2- Low Density Residential)
- Planned Development (C; CR; D Multi Family)
- Planned Development (ER; E; EP- Neighborhood Commercial)
- Planned Development (CF - Community Facility)
- Planned Development (UR - Urban Residential)
- Planned Development (Mixed Use, Downtown, and Form Based Districts)

☐ Lots

☐ Parker County Streets

☐ Denton County Streets

☐ NCTCOG Freeways 9,028

Streets 9,028

- 30
- 31 - 35
- 36 - 40
- 41 - 45
- 46 - 60

Rivers Polygon

Rivers and Streams

AOI\_Erase

ETJ

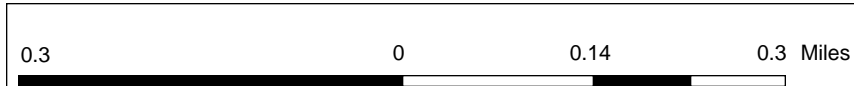
Airports

Adjacent Cities

Lakes

4/1/25 2:33 PM

1: 9,028



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY