



NEIGHBORHOOD GROUP NOTICES

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

You may:

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

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

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

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

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

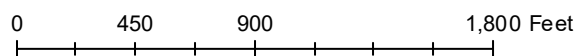
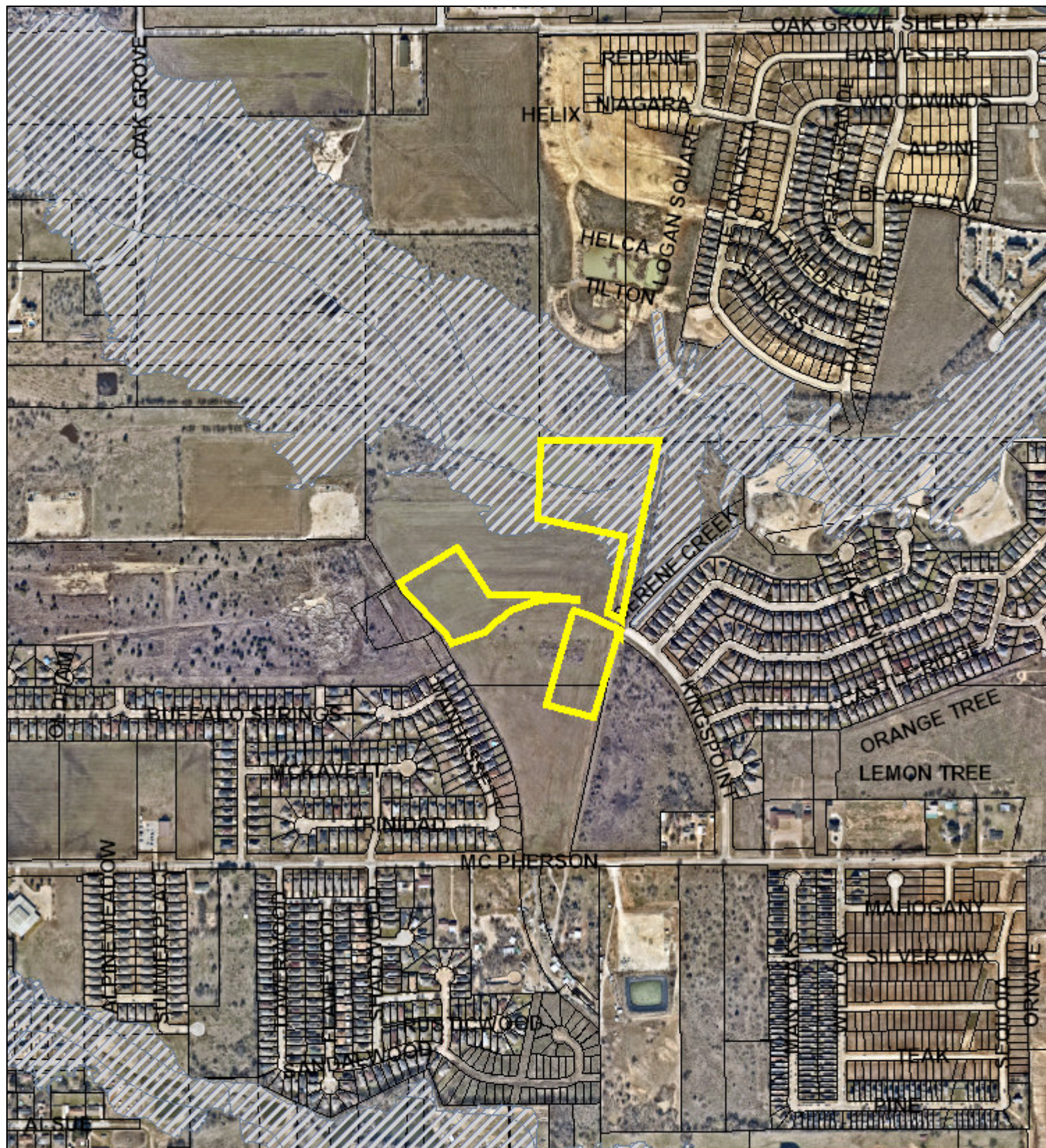
To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

| PUBLIC HEARING DATES | |
|--|--|
| Zoning Commission | |
| City Council | |
| Location: 100 Fort Worth Trail; Council Chambers | |
| LOCATION MAP | |

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

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

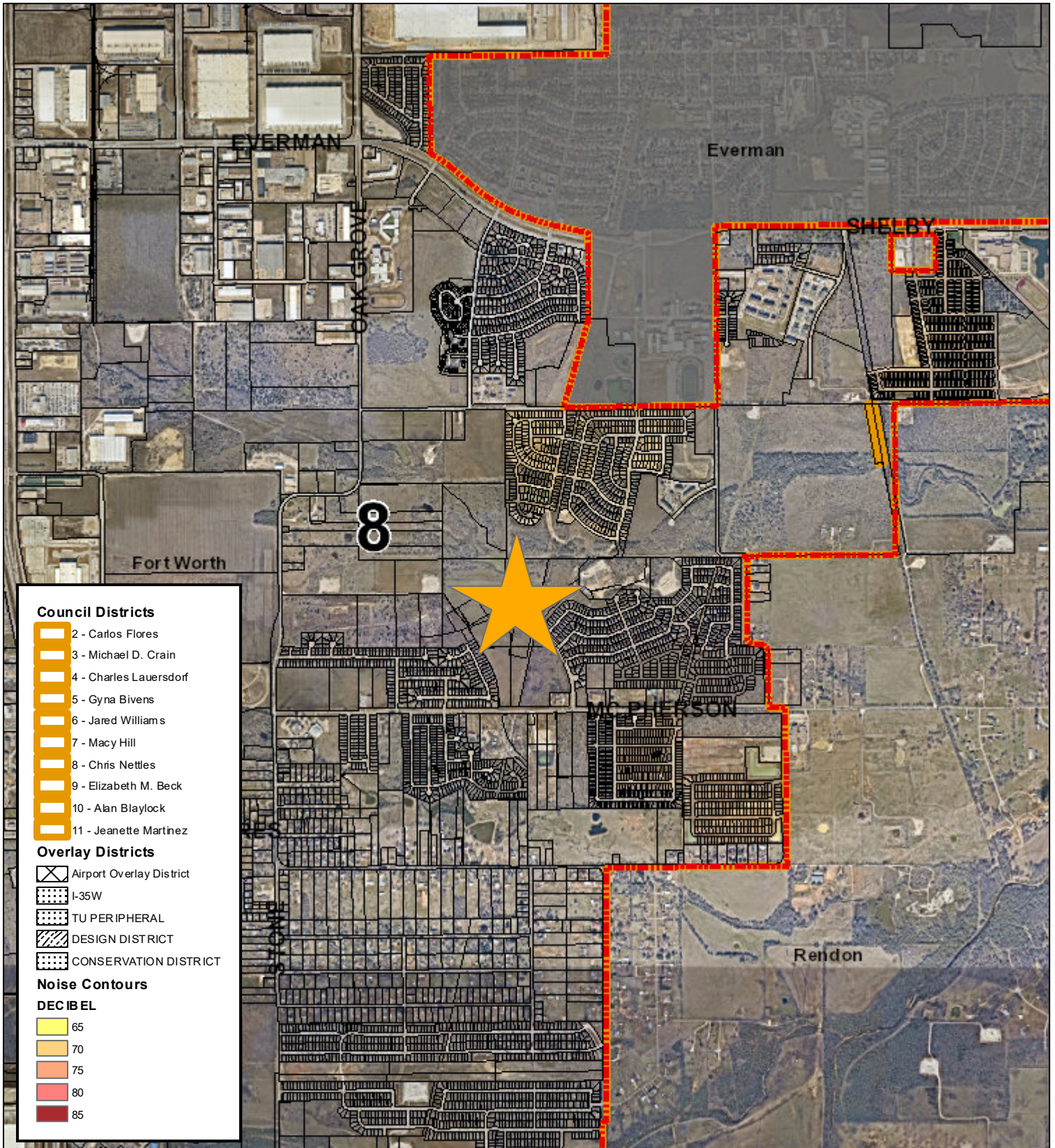
| | | |
|------------------------------|---------------------------------|---------|
| Organization Name: | Oppose | Support |
| Signature of Representative: | Printed Name of Representative: | |





ZC-25-126

Area Map



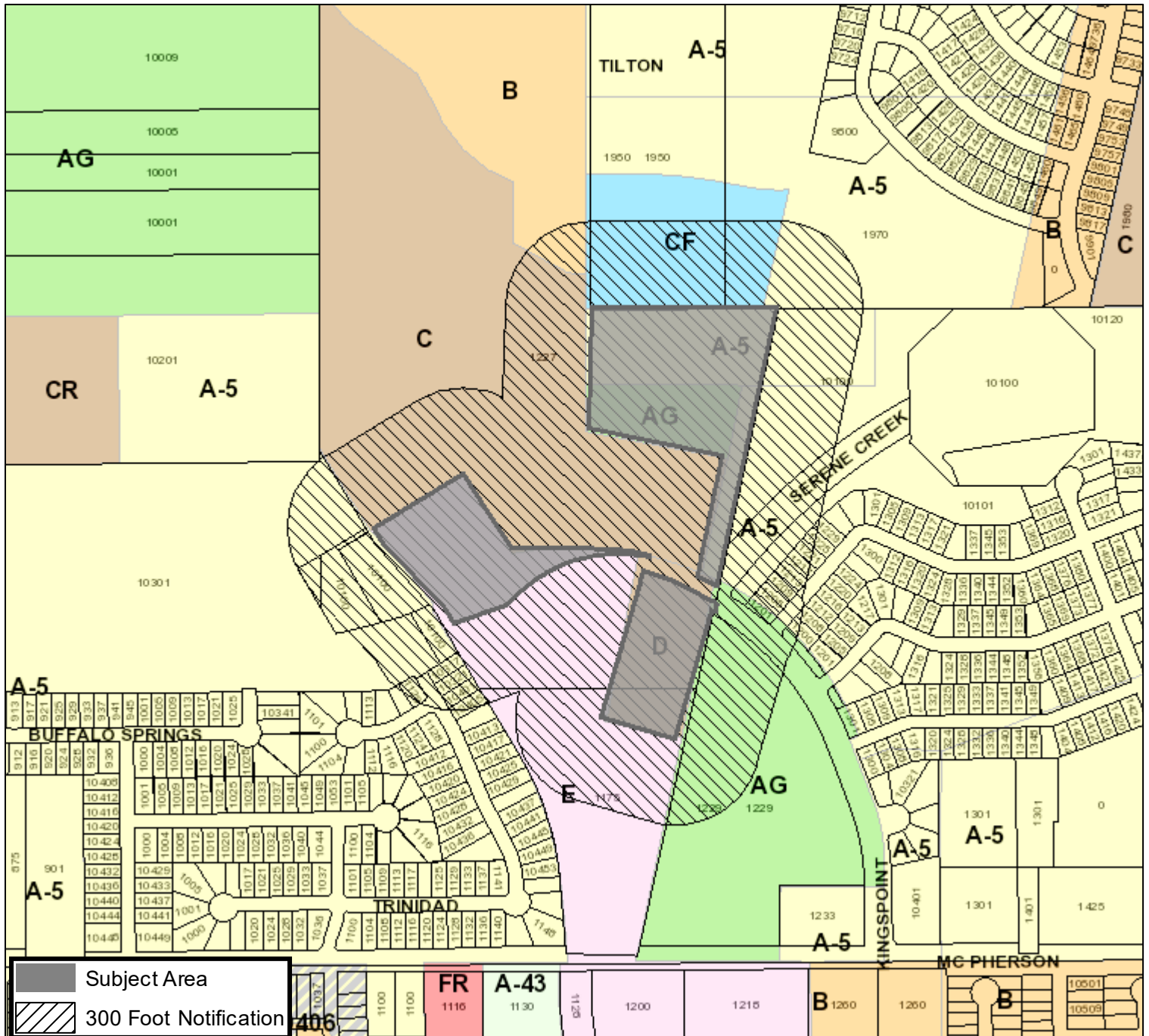
0 1,000 2,000 4,000 Feet



ZC-25-126

Area Zoning Map

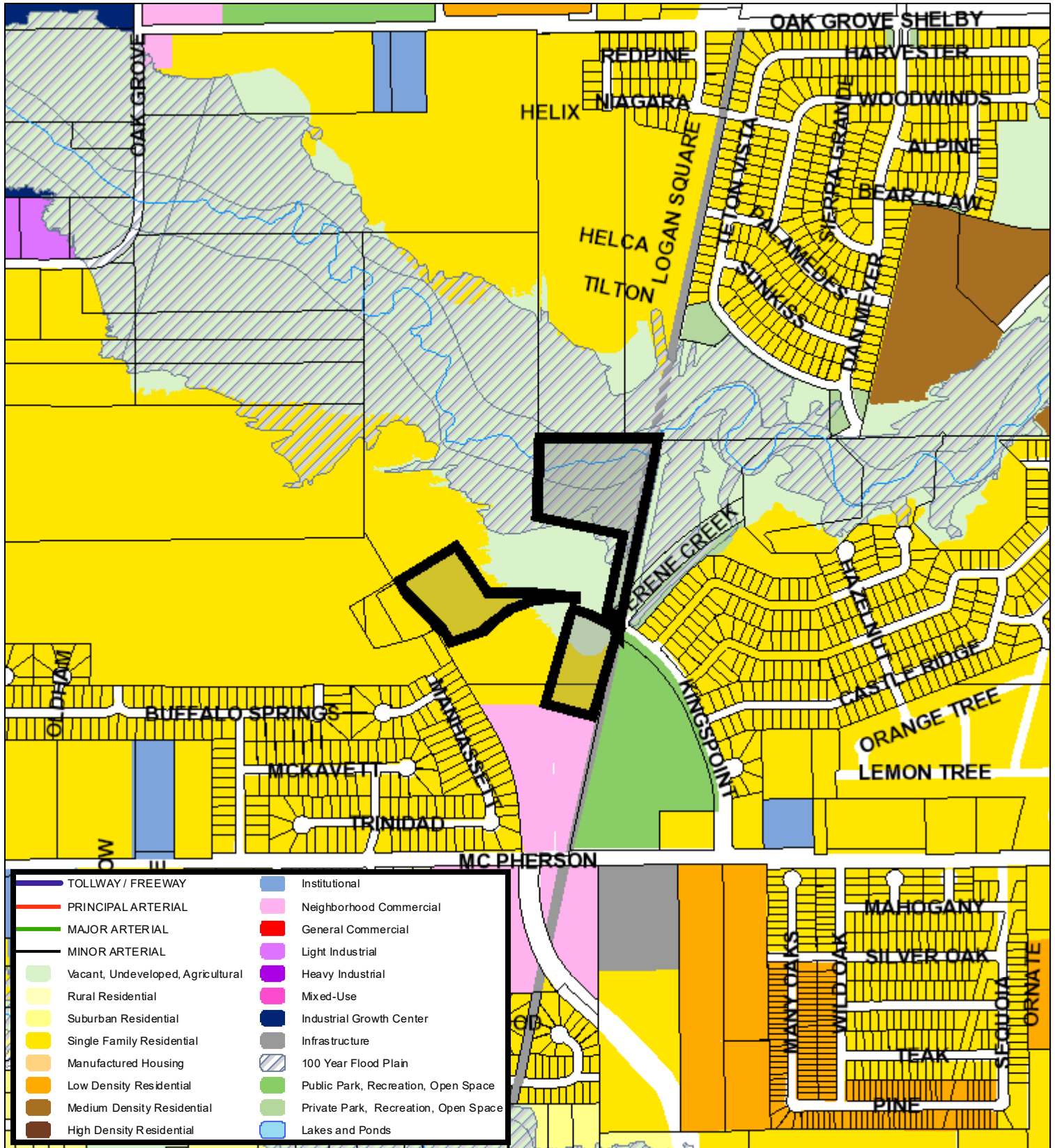
Applicant: Equus Lakes LLC/Dunaway Assoc
Address: 1175, 1201, 1227 McPherson Road
Zoning From: AG, AG, D, E
Zoning To: C, E
Acres: 15.006
Mapsc: Text
Sector/District: Far South
Commission Date: 8/13/2025
Contact: 817-392-2806





ZC-25-126

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 Equus Lakes, LLC.

Mailing Address 6709 Gascony Place City, State, Zip Fort Worth, TX 76132

Phone (817) 456-3347 Email equus.jap@gmail.com

APPLICANT Equus Lakes, LLC.

Mailing Address 6709 Gascony Place City, State, Zip Fort Worth, TX 76132

Phone (817) 456-3347 Email equus.jap@gmail.com

AGENT **OTHER CONTACT** Dunaway Associates (Stephen Cook)

Mailing Address 550 Bailey Ave. City, State, Zip Fort Worth, TX 76007

Phone 817-335-1121 Email scook@dunaway.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): 1175 & 1227 MCPHERSON RD

Total Rezoning Acreage: 15.006 ☒ 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: 15.006 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 |
|---|---|
| <div><input checked="" type="checkbox"/> Rezoning from one standard zoning district to another</div> <div><input type="checkbox"/> Rezoning to Planned Development (PD) District</div> <div><input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay</div> <div><input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP</div> | <div><input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers)</div> <div><input type="checkbox"/> Amending a previously approved PD or CUP site plan</div> <div>Existing PD or CUP Number: _____</div> <div>Previous Zoning Case Number: _____</div> |

DEVELOPMENT INFORMATION

Current Zoning District(s): "AG", "A-5", "D", "E" Proposed Zoning District(s): "C" & "E"

Current Use of Property: Agriculture

Proposed Use of Property: Two-Family, Multi-Family & 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: _____

Land Uses Being Added or Removed: _____

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

- ☐ Site Plan Included (completed site plan is attached to this application)
- ☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- ☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

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

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

DETAILED PROJECT DESCRIPTION

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

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

Request an update the city's zoning map for approximately 15 acres.

Request rezoning from "AG, "A5", "E" to "C", in order to maximize the contiguous area for "C" zoning for the future multi-family development North of the Future Kingspoint Blvd.

Rezoning request for the tract located at the southwest corner of the intersection of Future Kingspoint Blvd. and Serene Creek Way from "D" Zoning to "E" Zoning for future commercial development.

ADDITIONAL QUESTIONS

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

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

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

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

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

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

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

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

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

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

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

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

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

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

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

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

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

SIGN INSTALLATION AUTHORIZATION

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

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

Joe A. Potthoff

Owner's Name (Printed):

Joe A. Potthoff, President of Betzel-Potthoff, Inc.
Managing Member of EQUUS LAKE 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) Dunaway Associates (Stephen Cook) 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:

LITTLE, HIRAM SURVEY Abstract 930 Tract 1A01, 1A 1A1 1A2 1B & 1C (CERTIFIED LEGAL DESCRIPTION)
MCVANE, DANIEL SURVEY Abstract 1061 Tract 1B01 1B2 1B3 1B9 1B10 1B11 1C 1D 1E1 1F 1G 1K
1L & SHELBY CO SCHOOL LAND SURVEY A1375

Joe A. Potthoff
Owner's Signature (of the above referenced property)

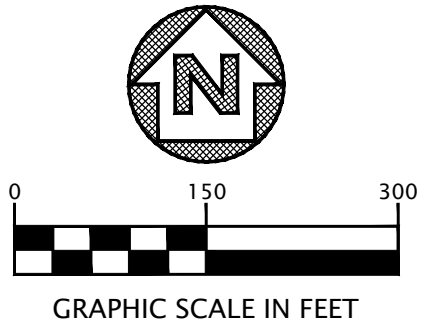
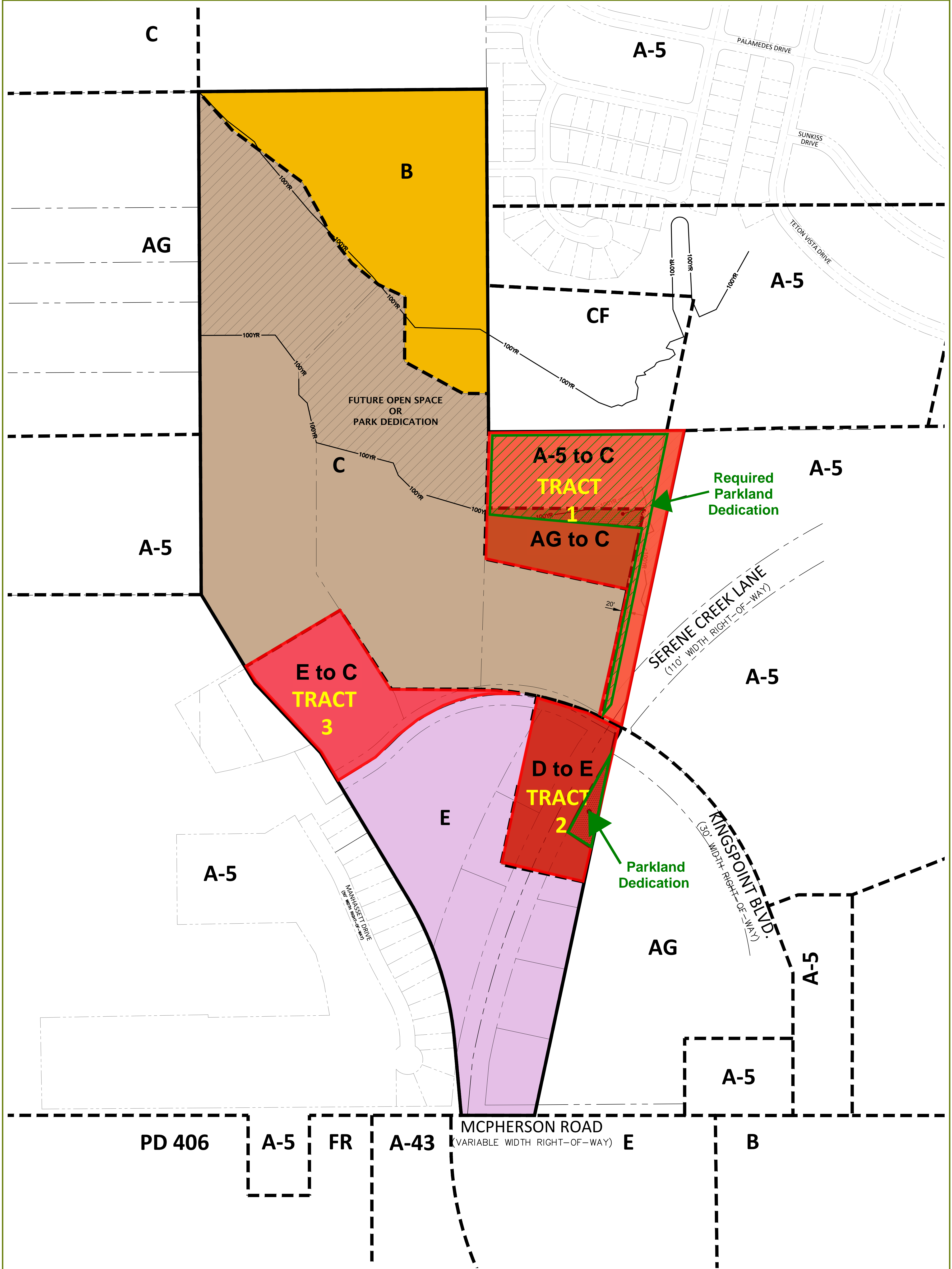
Joe A. Potthoff, President
Owner's Name (Printed)

Betzel-Potthoff, Inc
Managing Member, EQUUS LAKE LLC

Stephen A. Cook
Applicant or Agent's Signature

Stephen Cook, AICP
Applicant or Agent's Name (Printed):

PLOTTED BY: Kelly Meyer ON: Monday, July 28, 2025 AT: 2:54 PM FILEPATH: P:\072025\7237\003\4A Drawings\Exhibits\ zoning Change\US-0728 Exhibing zoning Exhibit.dwg



REZONING REQUEST EXHIBIT
 Lots 2 - 4, Block 1
EQUUS LAKE VILLAGE
 72.8 ACRES

DATE: JULY 28, 2025 JOB NO. B7237.001

 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 FIRM REGISTRATION 10098100

PLOTTED BY: Chance LeBlanc ON: Wednesday, June 18, 2025 AT: 10:44 AM FILEPATH: F:\072020\722\000\FPA\Drawings\Exhibit\05-5617 Rezoning Request Exhibit.dwg

LEGEND:

EQUUS LAKES PROPERTY LINE

PROPERTY LINES

PROPOSED ZONING BOUNDARY

PROPOSED 100 YEAR FLOODPLAIN

POSSIBLE PARK/OPEN SPACE/100 YR. FLOODPLAIN

PROVIDED PARK/OPEN SPACE/100 YR. FLOODPLAIN

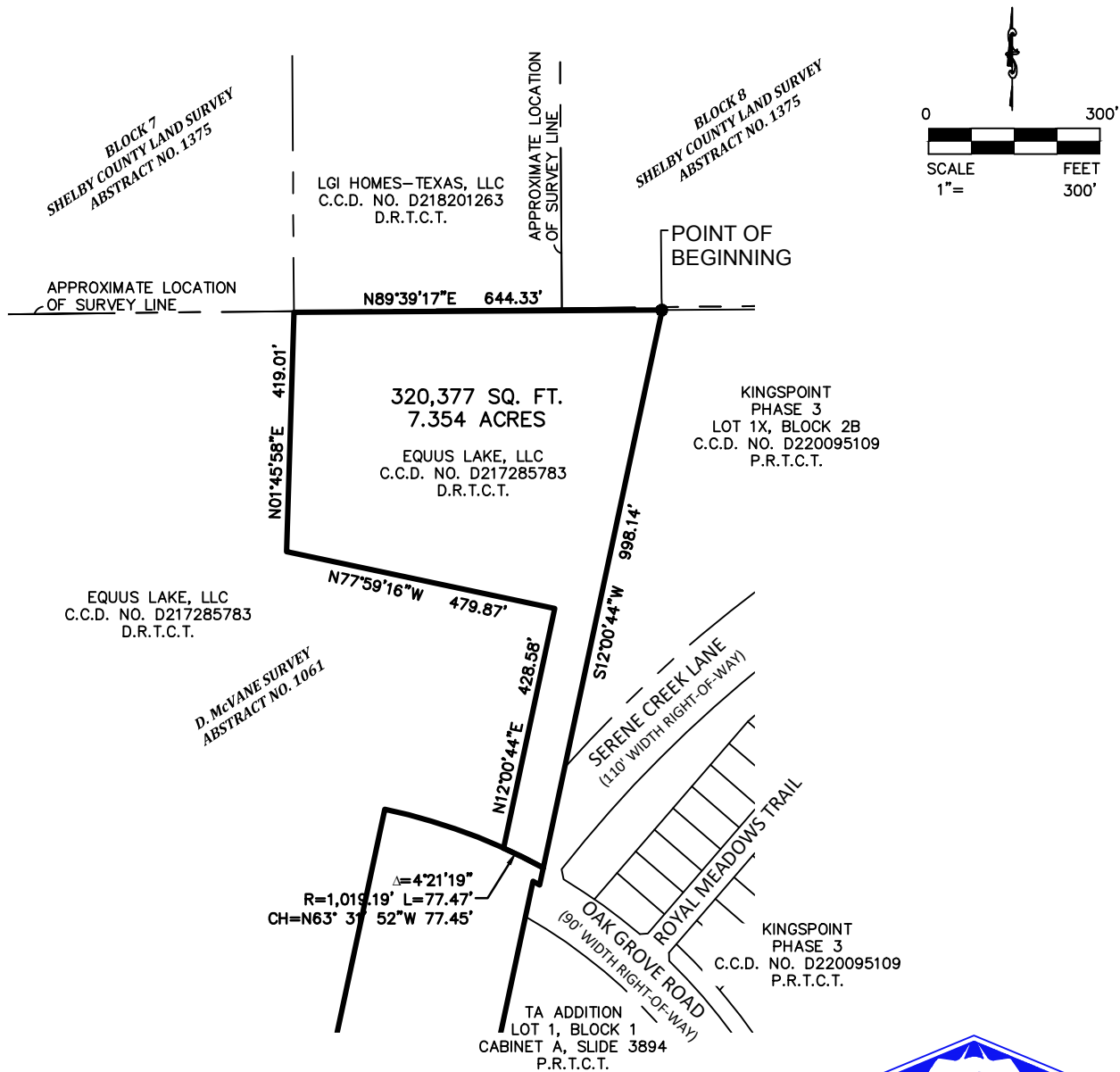
25% OF THE REQUIRED DEDICATED PARKLAND MUST BE OUTSIDE OF THE FLOOD ZONE

| ZONING ACREAGE ANALYSIS | | | | |
|--------------------------------------|--------------------------|--|--|-----------------------|
| Zoning District | Acres of Existing Zoning | Acres After Rezone to Conform w/Prelim. Plat | Acres of Park & Open Space Dedication/Floodplain | Net Acres of Rezoning |
| "AG" Agricultural | 2.49 | 0.00 | 0.00 | 0.00 |
| "A-5" Single Family | 4.86 | 0.00 | 0.00 | 0.00 |
| "B" Two-Family (No Change Requested) | 11.53 | 11.53 | 1.24 | 10.29 |
| "C" Medium Density Multi-Family | 33.00 | 44.55 | 16.56 | 27.99 |
| "D" High Density Multi-Family | 3.56 | 0.00 | 0.00 | 0.00 |
| "E" Neighborhood Commercial | 17.36 | 16.72 | 0.35 | 16.37 |
| Total | 72.80 | 72.80 | 18.15 | 54.65 |

REZONING EXHIBIT
 Lots 2 - 4, Block 1
EQUUS LAKE VILLAGE
72.8 ACRES
 DATE: JUNE 18, 2025 JOB NO. B7237.001

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 FIRM REGISTRATION 10098100

EXHIBIT "A"
OF
7.354 ACRES OF LAND, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

A metes and bounds description of even date
accompanies this drawing.



Stephen R. Glosup
07/05/2025



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DATE: JULY 5, 2025

PAGE 1 OF 2
DUNAWAY JOB NO. B007237.001

EXHIBIT "A"
OF
7.354 ACRES OF LAND, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING a tract of land situated in the D. McVane Survey, Abstract No. 1061, City of Fort Worth, Tarrant County, Texas and being a part of that certain tract of land described by deed to Equus Lake, LLC, recorded in County Clerk's Document Number D217285783, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most easterly northeast corner of said Equus Lake, LLC, tract, the northwest corner of Lot 1X, Block 2B, Kingspoint Phase 3, an Addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D220095109, Plat Records, Tarrant County, Texas;

THENCE South 12°00'44" West, with the east line of said Equus Lake, LLC, tract, a distance of 998.14 feet to a point for the beginning of a non-tangent curve to the left having a central angle of 04°21'19". A radius of 1,019.19 feet and a chord bearing and distance of North 63°31'52" West – 77.45 feet;

THENCE departing the east line of said Equus Lake, LLC, tract, crossing into said Equus Lake, LLC, tract, with said non-tangent curve to the left in a northwesterly direction, an arc length of 77.47 feet to a point;

THENCE continuing across said Equus Lake, LLC, tract, the following courses and distances:

North 12°00'44" East, a distance of 428.58 feet to a point;

North 77°59'16" West, a distance of 479.87 feet to a point;

North 01°45'58" East, a distance of 419.01 feet to a point for a re-entrant corner of said Equus Lake, LLC, tract;

THENCE North 89°39'17" East, with the most southerly north line of said Equus Lake, LLC, tract, a distance of 644.33 feet to the POINT OF BEGINNING and containing a calculated area of 320,377 square feet or 7.354 acres of land.

NOTES: The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and was prepared under 22 TAC 663.21, 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.

DUNAWAY JOB NO. B007237.001

PAGE 2 OF 2


Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunaway.com
July 5, 2025



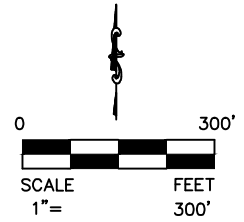
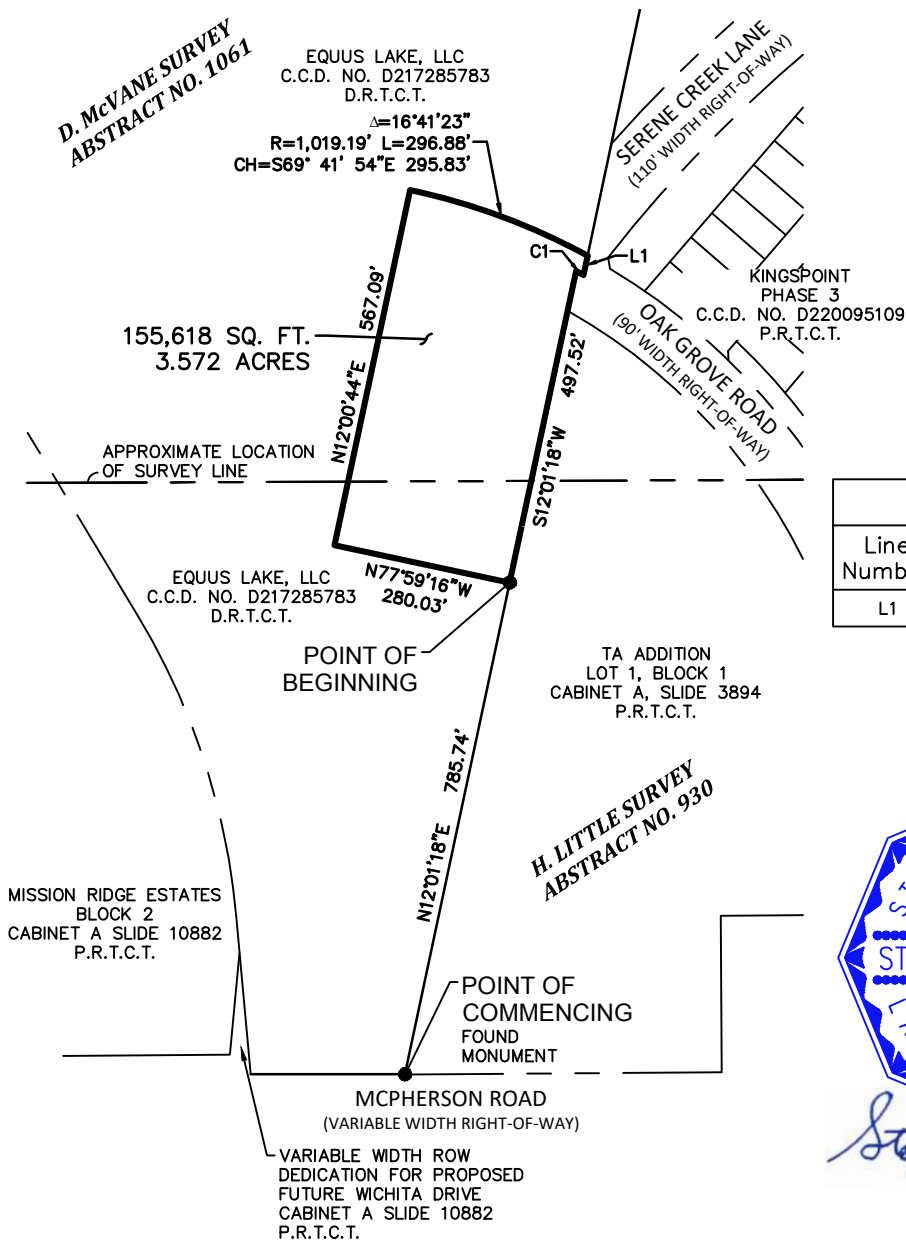
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



EXHIBIT "A"
OF
7.354 ACRES OF LAND
PROPOSED ZONING CHANGE

City of Fort Worth, Tarrant County, Texas.

EXHIBIT "A" OF 3.572 ACRES OF LAND, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



| Line Table | | |
|-------------|-------------|----------|
| Line Number | Bearing | Distance |
| L1 | S12°00'44"W | 30.75' |



Stephen R. Glosup
07/05/2025

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

| Curve Table | | | | |
|--------------|---------------|--------|------------|----------------------------|
| Curve Number | Central Angle | Radius | Arc Length | Chord Bearing and Distance |
| C1 | 000°46'18" | 980.00 | 13.20 | N61°07'31"W 13.20' |

A metes and bounds description of even date accompanies this drawing.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DATE: JULY 5, 2025

PAGE 1 OF 2
DUNAWAY JOB NO. B007237.001

EXHIBIT "A"
OF
3.572 ACRES OF LAND, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING a tract of land situated in the D. McVane Survey, Abstract No. 1061 and the H. Little Survey, Abstract No. 930, City of Fort Worth, Tarrant County, Texas and being a part of that certain tract of land described by deed to Equus Lake, LLC, recorded in County Clerk's Document Number D217285783, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point in the north right-of-way line of McPherson Road (a variable width right-of-way) the southeast corner of said Equus Lake, LLC, tract, the southwest corner of Lot 1, Block 1, TA Addition, an Addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 3894, Plat Records, Tarrant County, Texas;

North 12°01'18" East, with the east line of said Equus Lake, LLC, tract, a distance of 785.74 feet to the POINT OF BEGINNING of herein described tract of land;

THENCE departing the east line of said Equus Lake, LLC, tract, crossing into said Equus Lake, LLC, tract, the following courses and distances:

North 77°59'16" West, a distance of 280.03 feet to a point;

North 12°00'44" East, a distance of 567.09 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of 16°41'23", a radius of 1,019.19 feet and a chord bearing and distance of South 69°41'54" East - 295.83 feet;

With said non-tangent curve to the right in a southeasterly direction, an arc length of 296.88 feet to a point in the east line of said Equus Lake, LLC, tract;

THENCE with the east line of said Equus Lake, LLC, tract, the following courses and distances:

South 12°00'44" West, a distance of 30.75 feet to a point for the beginning of a non-tangent curve to the left having a central angle of 00°46'18", a radius of 980.00 feet and a chord bearing and distance of North 61°07'31" West - 13.20 feet

With said non-tangent curve to the left in a northwesterly direction, as arc length of 13.20 feet to a point;

South 12°01'18" West, a distance of 497.52 feet to the POINT OF BEGINNING and containing a calculated area of 155,618 square feet or 3.572 acres of land.

NOTES: The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and was prepared under 22 TAC 663.21, 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.

DUNAWAY JOB NO. B007237.001

PAGE 2 OF 2


Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunaway.com
July 5, 2025



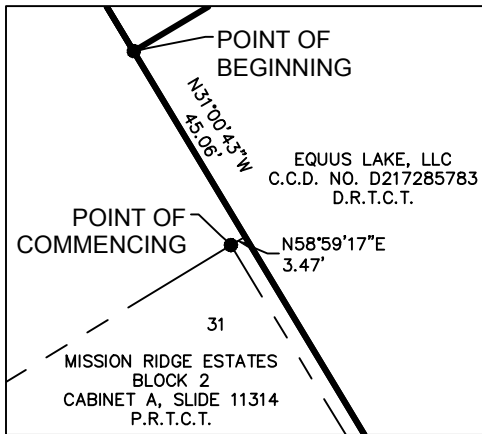
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



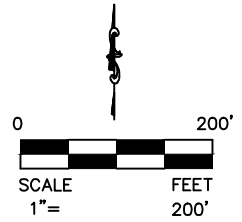
EXHIBIT "A"
OF
3.572 ACRES OF LAND
PROPOSED ZONING CHANGE

City of Fort Worth, Tarrant County, Texas.

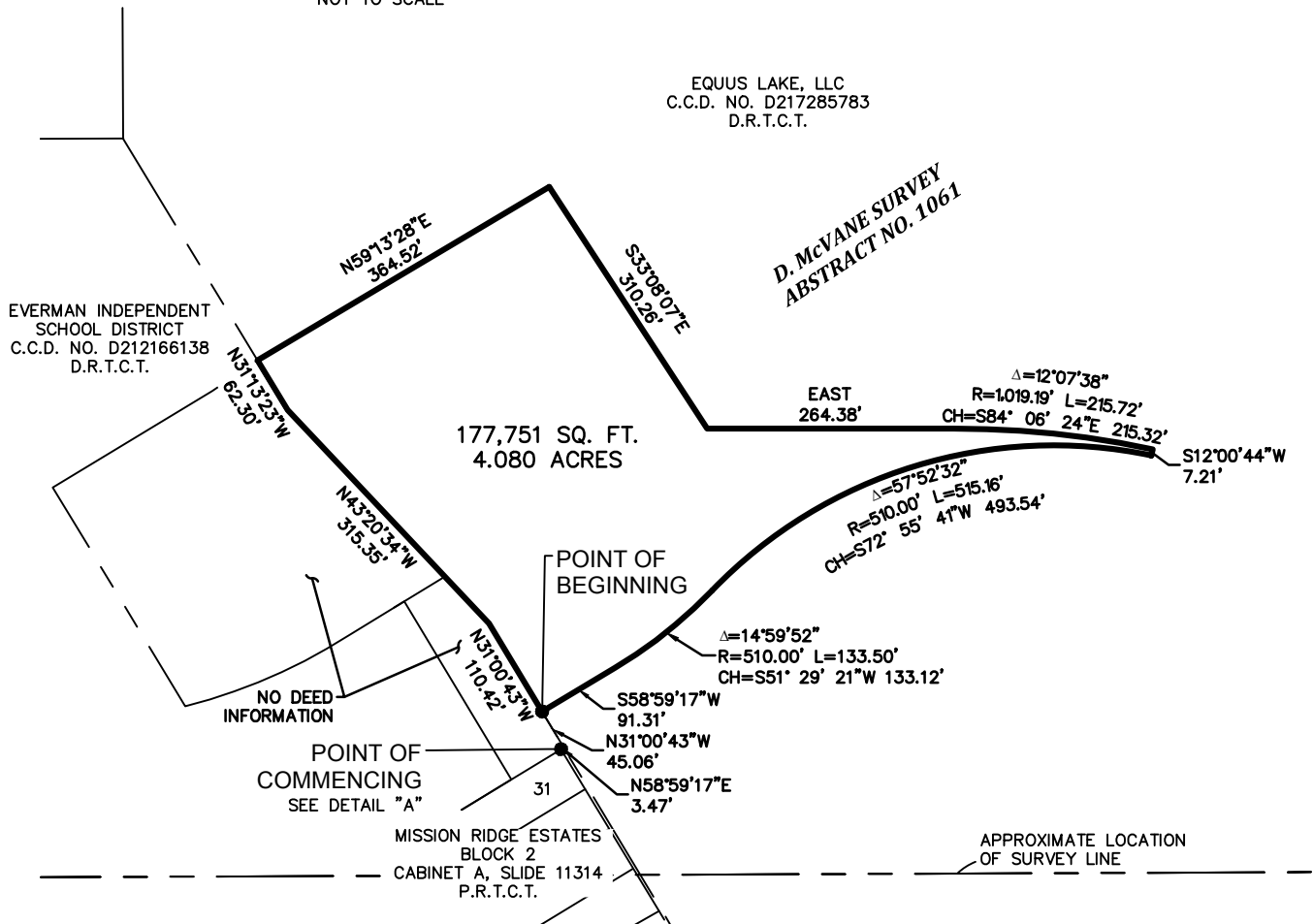
EXHIBIT "A"
OF
4.080 ACRES OF LAND, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



Stephen R. Glosup
07/05/2025



EQUUS LAKE, LLC
C.C.D. NO. D217285783
D.R.T.C.T.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DATE: JULY 5, 2025

PAGE 1 OF 3
DUNAWAY JOB NO. B007237.001

EXHIBIT "A"
OF
4.080 ACRES OF LAND, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING a tract of land situated in the D. McVane Survey, Abstract No. 1061, City of Fort Worth, Tarrant County, Texas and being a part of that certain tract of land described by deed to Equus Lake, LLC, recorded in County Clerk's Document Number D217285783, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point for the north corner of Lot 31, Block 2, Mission Ridge Estates, an Addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 11314, Plat Records, Tarrant County, Texas;

North 58°59'17" East, departing north corner of said Lot 31, Block 2, Mission Ridge Estates, a distance of 3.47 feet to a point in the west line of said Equus Lake, LLC, tract;

North 31°00'43" West, with the west line of said Equus Lake, LLC, tract, a distance of 45.06 feet to the POINT OF BEGINNING of herein described tract of land;

THENCE continuing with the west line of said Equus Lake, LLC, tract, the following courses and distances:

North 31°00'43" West, a distance of 110.42 feet to a point;

North 43°20'34" West, a distance of 315.35 feet to a point;

North 31°13'23" West, a distance of 62.30 feet to a point;

THENCE departing the west line of said Equus Lake, LLC, tract, crossing into said Equus Lake, LLC, tract, the following courses and distances:

North 59°13'28" East, a distance of 364.52 feet to a point;

South 33°08'07" East, a distance of 310.26 feet to a point;

EAST, a distance of 264.38 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of 12°07'38", a radius of 1,019.19 feet and a chord bearing and distance of South 84°06'24" East - 215.32 feet;

With said non-tangent curve to the right in a southeasterly direction, an arc length of 215.72 feet to a point;

Continued.....



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DATE: JULY 5, 2025



Stephen R. Glosup
07/05/2025

PAGE 2 OF 3
DUNAWAY JOB NO. B007237.001

EXHIBIT "A"
OF
4.080 ACRES OF LAND, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Continued.....

South 12°00'44" West, a distance of 7.21 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 57°52'32", a radius of 510.00 feet and a chord bearing and distance of South 72°55'41" West – 493.54 feet;

With said non-tangent curve to the left in a southwesterly direction, an arc length of 515.16 feet to a point for the beginning of a reverse curve to the right, having a central angle of 14°59'52", a radius of 510.00 feet and a chord bearing and distance of South 51°29'21" West – 133.12 feet;

With said reverse curve to the right in a southwesterly direction, an arc length of 133.50 feet to a point;

South 58°59'17" West, a distance of 91.31 feet to the POINT OF BEGINNING and containing a calculated area of 177,751 square feet or 4.080 acres of land.

NOTES: The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and was prepared under 22 TAC 663.21, 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.

DUNAWAY JOB NO. B007237.001

PAGE 3 OF 3


Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
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July 5, 2025



EXHIBIT "A"
OF
4.080 ACRES OF LAND

PROPOSED ZONING CHANGE



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