

NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a $\frac{1}{2}$ 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
- 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 PUBLIC HEARING DATES

Zoning Commission

City Council

Location: 100 Fort Worth Trail; Council Chambers

LOCATION MAP

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.

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

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

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

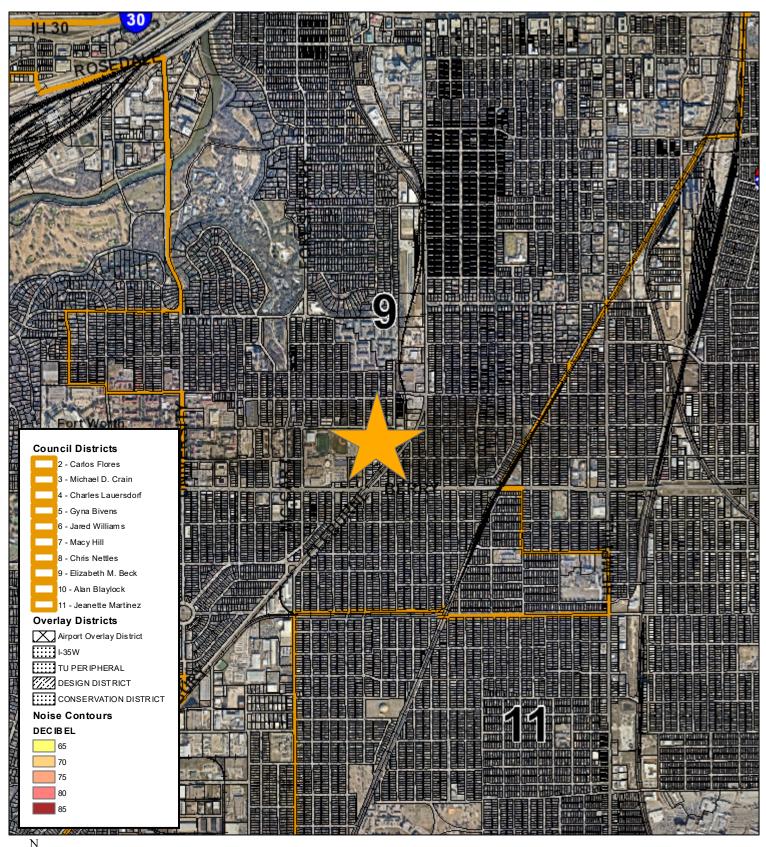


Aerial Photo Map











Area Zoning Map
98 Westwood & Solomons Rock LLCs/Drew Boatman Applicant:

Address: 1812 & 1820 W. Lowden Street

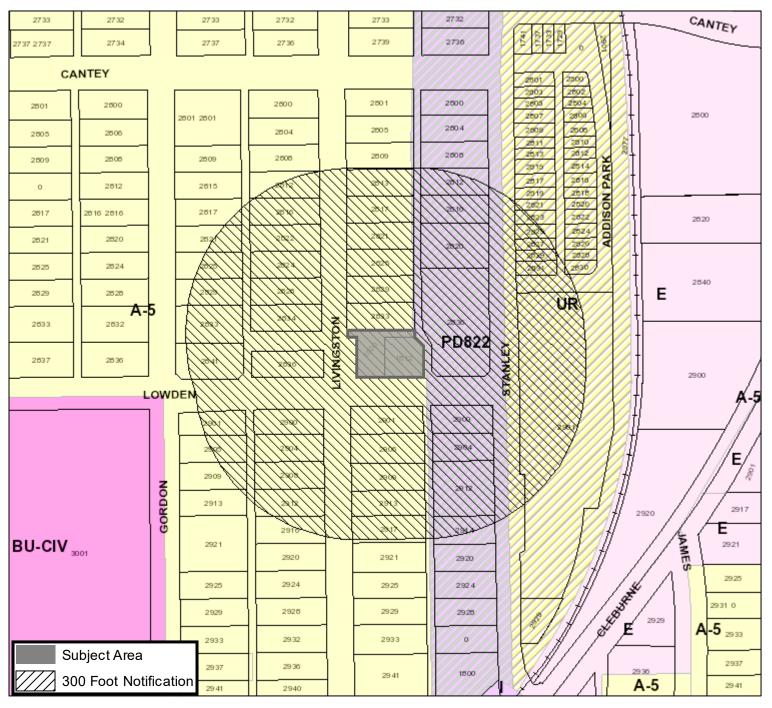
Zoning From: A-5/TCU Overlay

Add Conditional Use Permit for auxiliary parking lot Zoning To:

0.25 Acres: Text Mapsco:

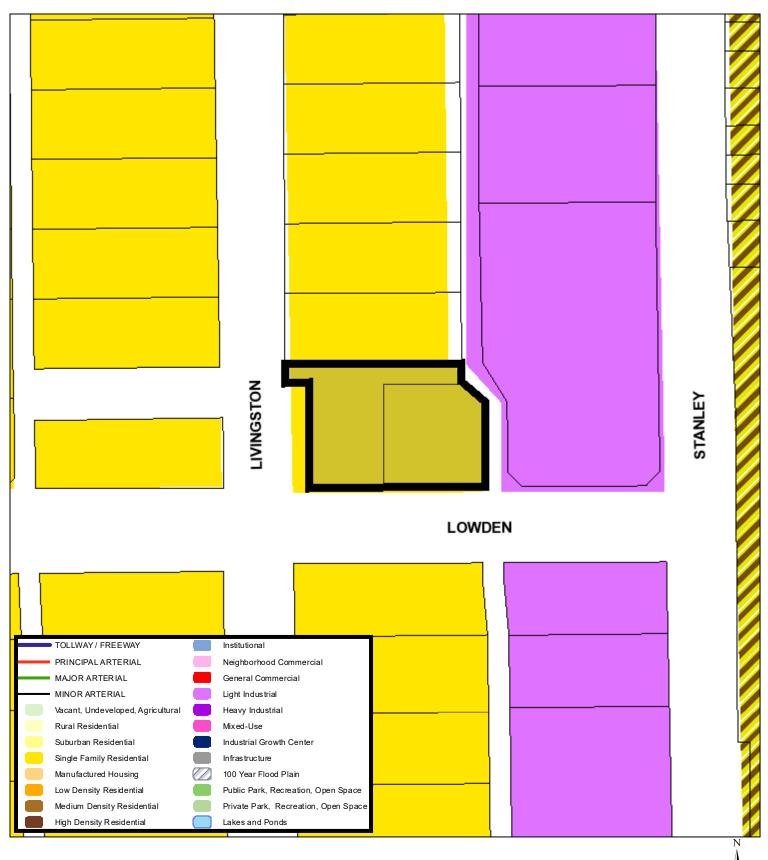
TCU/Westcliff Sector/District: Commission Date: 10/8/2025 817-392-8190 Contact:



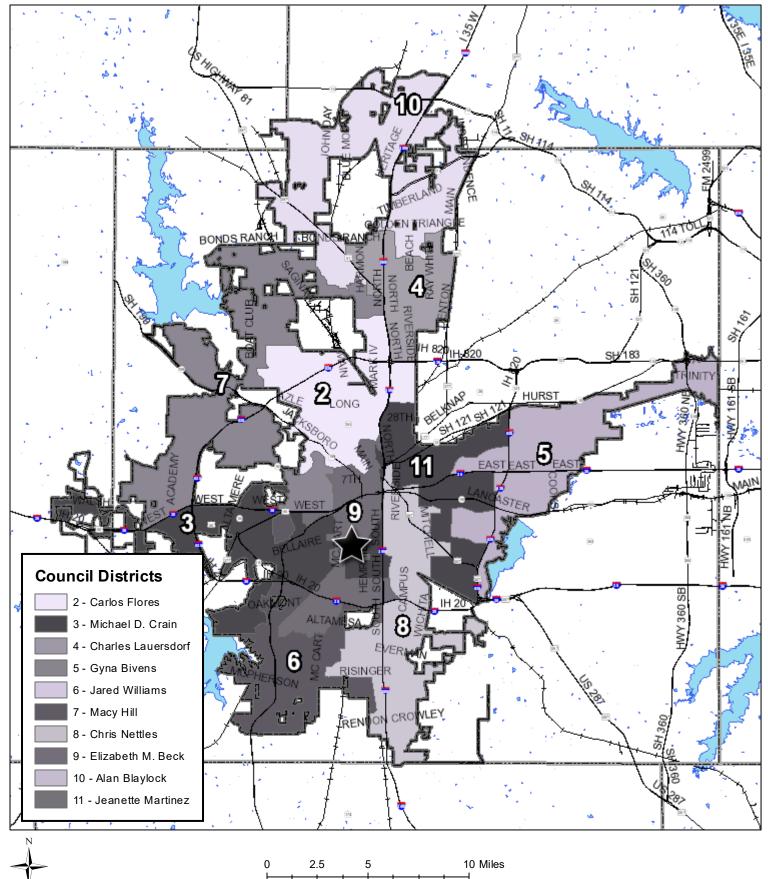




Future Land Use









ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION				
PROPERTY OWNER				
Mailing Address PO Box 12324 City, State, Zip Fort Worth TX 76110				
Phone817-808-8769 Emailtroy@m25developments.com				
APPLICANT Troy Kunkel				
Mailing AddressPO Box 12324 City, State, Zip _Fort Worth TX 76110				
Phone <u>817-808-8769</u> Email <u>troy@m25developments.com</u>				
AGENT / OTHER CONTACT Drew Boatman				
Mailing Address <u>201 Main St., Suite 600</u> City, State, Zip <u>Fort Worth, TX 76102</u>				
Phone 512-634-6093 Email dboatman@southernhospitalitygroup.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):1820 W. Lowden St. Fort Worth TX 76110 and 1812 W. Lowden St. Total Rezoning Acreage: IS 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?				
✓ <u>YES - PLATTED</u> Subdivision, Block, and Lot (list all): Frisco Heights Addition, Block 22, Lot 10R-2 Lot 10R-2				
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: acres				

Zoning Change Application

Site Plan Amendment

Page **3** of **7**

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).

☐ Rezoning from one standard zoning district to another	☐ Submitting a required site plan for an existing PD
☐ Rezoning to Planned Development (PD) District	(no change to development standards or waivers)
🖾 Adding a Conditional Use Permit (CUP) Overlay	☐ Amending a previously approved PD or CUP site plan
☐ Modifying development standards, waivers, and/or land	Existing PD or CUP Number:
uses for an existing PD or CUP	Previous Zoning Case Number:
-	
DEVELOPMENT IN	JEORMATION
Current Zoning District(s): A-5	posed Zoning District(s):
Current Use of Property:Residential	
Proposed Use of Property:Parking Lot	
For Planned Developmen	t (PD) Requests Only
First, reference Ordinance <u>Section 4.300</u> to ensure your project qua	
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)	ation)
\square Site Plan Required (site plan will be submitted at a future time for	or approval by Zoning Commission and City Council)
\square Site Plan Waiver Requested (in the box above, explain why a wa	iver is needed)
For Conditional Use Permi	t (CLIP) Requests Only
Tor conditional ose Fernin	t (cor) nequests only
Current Zoning of Property: Residential	
Additional Use Proposed with CUP: Parking Lot	
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.

he plot at 1	1812 will also	be included in	the land change	e to use as par	king lot.

ADDITIONAL QUESTIONS

•	Is this property part of a current Code Compliance case? ☐ Yes ☑ No If yes, please explain: No, a previous code compliance issue was raised after a fence was installed (per the
	permit pulled and approved by the C of FW). It has been resolved.
	Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? \square 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.)
	Have you contacted the relevant Council Member to discuss your proposal? Yes I No Click to find your Council District.
	Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? Yes
	The <u>Fort Worth Neighborhood Database</u> includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the <u>Online Zoning Map</u> or contact <u>Community Engagement</u> . All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.
·.	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 ဩNo
	If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma:
i.	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.

acquired by telephoning the number indicated. I shall inform C my property during the processing of the zoning case.	City Staff if the sign is remo	ved, lost, or otherwise cease	es to be displayed on
	Troy Kunkel	dotloop verified 05/09/25 7:16 PM CDT O8GV-KDZF-SPRT-YL5P	
Owner's Signature (of the above referenced property):	0		
Owner's Name (Printed):			
If application is being submitted by an applicant or agen	nt other than the proper	ty owner, complete the so	ection below:
AUTHORITY IS HEREBY GRANTED TO (NAME) Drew Boat	tman		ACTING ON MY
BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT T	HE APPRAISAL DISTICT, TO	FILE AND PRESENT AN APPLI	CATION TO THE CITY
OF FORT WORTH, TEXAS, TO REQUEST A CHANGE	IN ZONING CLASSIFICAT	ION FOR THE FOLLOWING	PROPERTY:
1820 W Lowden - 598 Westwood LLC - Frisco Heights Addition, Blod	ck 22, Lot 10R-2	(CERTIFIED L	EGAL DESCRIPTION)
In Le	Drew	Boatman Distally signed by Drew Boatman Dist. Celus, Establishing (southernhospital typeca or Boatman Boatman	m,
Owner's Signature (of the above referenced property)	Applicant	or Agent's Signature	
Troy Kunkel	Drew	Boatman	
Owner's Name (Printed)	Applicant	or Agent's Name (Printed):

Audit Trail



Document Details

Title City 1

File Name ZC-25-088 (2).pdf

Document ID 4e05f01c24764af8a4649c61f867544d

Fingerprint 1bc48640b8cccdae3fc04f0cceea911d

Status Completed

Document History

Document Created	Document Created by Troy Kunkel (info@m25developments.com) Fingerprint: d75f8e268ccb9da72ae7d9d9db04ed2f	Aug 15 2025 08:14AM America/Chicago
Document Sent	Document Sent to Troy Kunkel (troy@m25developments.com)	Aug 15 2025 08:14AM America/Chicago
Document Viewed	Document Viewed by Troy Kunkel (troy@m25developments.com) IP: 216.76.52.82	Aug 15 2025 08:22AM America/Chicago
Document Signed	Document Signed by Troy Kunkel (troy@m25developments.com) IP: 216.76.52.82	Aug 15 2025 08:22AM America/Chicago
Document Completed	This document has been completed. Fingerprint: 1bc48640b8cccdae3fc04f0cceea911d	Aug 15 2025 08:22AM America/Chicago



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SITE PLAN CHECKLIST AND REQUIREMENTS

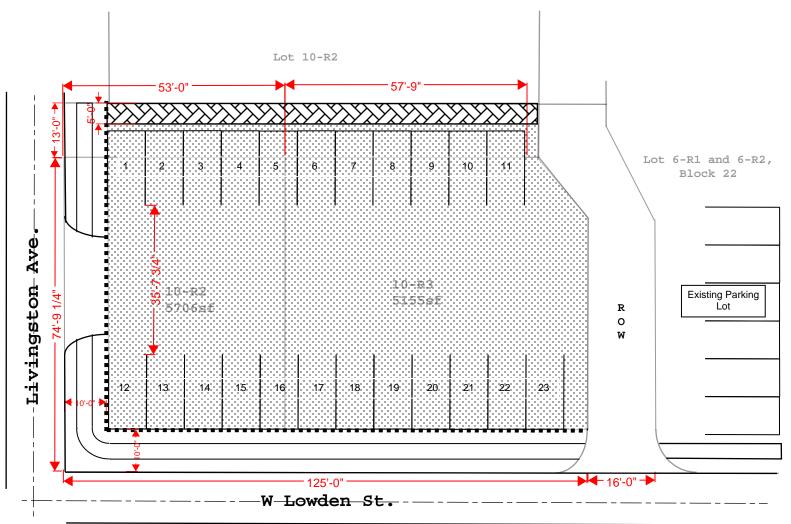
Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

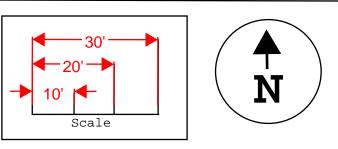
FIC	gett identification.
	Site Address and Legal Description
	Title of project or development (in bold letters) in the lower righthand corner of the plan
	Date of preparation or revision, as applicable
	Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
	Vicinity 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
Sit	e 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.
	<u>Dumpsters/Air Conditioners/Compactors</u> – The size and location of all garbage containers, compactors, ground mounted air
ш	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.
	neral Notes:
	e 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 <u>Section 6.302, Urban Forestry</u> .
	All signage will conform to <u>Article 4, Signs</u> .
	All provided lighting will conform to the Lighting Code.
	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.
Ple	ase make sure to carefully review the development and design standards for your zoning district in Chapter 4 of the Zoning Ordinance. If any waivers
£	with any 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

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.



Proposed Asphalt Parking Lot 2" Compacted Asphalt on top of 6" Compacted Aggregate New Sidewalk ----- Setback Line Property Line



Location:

1812 and 1820 W. Lowden St.

Frisco Heights Addition Block 22, Lot 10R-2 & 10-R3

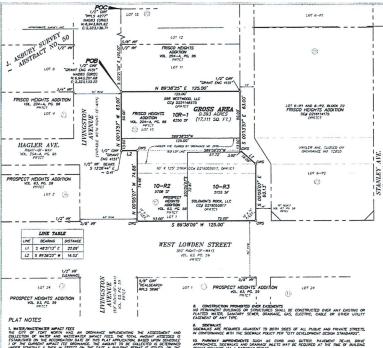
Prepared By:

Drew Boatman Southern Hospitality Group, LLC 201 Main St. Ste 600 Fort Worth, TX 76102 512-634-6093

	Issue History							
1	IFP Plan	8/15/25						

Rezoning of 1812 & 1820 W. Lowden St.

ZC-25-088



13. PRIVATE P.R.V.'S WILL BE REQUIRED. WATER PRESSURE EXCEEDS BO P.S.L.

THE SUBJECT PROPERTY IS LOCATED IN JOHF "X", APEAS DETERMINED TO BE OUTSIDE OF 100-YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 3503305_MP REVISED MAPOR 27, 7018

LOT 1

5000 Sq. Ft. Minimum Lot Area

LOT 2

50% Maximum Lot Coverage

1. WATER/MASTERATER REPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT
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OWNER'S CERTIFICATE

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COUNTY OF TARRANT X

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THENCE SOUTH 48'31'13" EAST, A DISTANCE OF 22.09 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MAN" SET FOR THE MORTHEAST CORNER OF SAID 10'125' STRIP OF LAND, IN THE SOUTH RIGHT-OF-MAY UNE OF SAID 10'125' AND THE MEST LINE OF A CALLED 16 FEET MIDE ALLEY AS SHOWN ON SAID PROSPECT HEIGHTS ADDITION HEAT, AND:

THENCE SOUTH 00'05'07" EAST, WITH THE COMMON LINE OF SAID 10" X 125'
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STRP OF LAND, THE WEST LINE OF SAID 18 FEET WIDE ALLEY, PASSING THE
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SOUTH 803925" WEST, A DISTANCE OF 16.53 FEET TO A 1/2 CAPPED IRON ROD STAMPED "GRANT ENG 4151" FOUND FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 1376'44" EAST, A DISTANCE OF 0.41 FEET;

0.41 FEET:
NORTH 007357' WEST, PASSING SOUTHWEST CORNER OF SAID LOT 10
AND THE NORTH RIGHT-OF-WAY LINE OF SAID HAGER AVENUE, AT A
DISTANCE OF 13.00 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 63.00
FEET TO THE POINT OF BEGINNING AND CONTAINING 17,111 SQUARE FEET
OR 0.333 AGR OF LAND, WORE OR LESS.

	LAND US	E TABLE	
LAND USE	LOTS	ACREAGE	SQUARE FEET
RESIDENTIAL	3	0.393	17,111
RIGHT-OF-WAY	N/A	N/A	N/A
TOTAL	3	0.393	17,111

MAINTENANCE NOTE

PLOCE AND PROMOTERY MANTENANCE DE CRITICO OPED, STRUM, RICE OF DIAMAGE CAMA
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OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SOLOMON'S ROOK, LLC, ACTING BY AND THROUGH THE UNDERSIONED, DOES NEITED ADDIT THIS PLAT DESSINATION THE MERGIN ADDIT OF THE PLAT DESSINATION THE MERGIN ADDITION TO THE CITY OF FORT WORTH, THE PLAN ADDITION TO THE CITY OF FORT WORTH, TARRAIN COUNTY, TEMES, AND DO HEREBY DEDICATED TO THE PUBLIC SET OF THE PLAN ADDITION TO THE CITY OF THE PUBLIC SET OF THE PUBLIC SETS OF T

PURBLINE TO SECTION 12200 OF THE BULS PROPERTY CODE, I MHS ORTHAND GROWN TAX CERTIFICATE FROM LAND UNIT WITH MERSICION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION DECLARION THAN DE SUBDIVISION AND VALORIES MERS ARE OWNED ON DECLARION THAN DESLAYOR AND VALORIES AND AND SUBDIVISION SUBMITIZED TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS FOR PURIS AND RECORDING WITH THE TRANSANT COUNTY, TEXAS FOR FUNCE AND RECORDING WITH THE TRANSANT COUNTY, TEXAS FOR

WITNESS MY HAND THIS THE 2200 DAY OF NOU

GRANTOR:

SOLOMON'S ROCK, LLC A TEXAS LIMITED LIABILITY COMPANY BY: TROY KANKEL ITS: MANAGER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS A DAY OF NAMED LOCAL 2021, BY TROY KUNKEL, MANAGER OF SCIOMON'S ROCK, LLC, A FEAS LIMITED LABBILTY COMPANY, N ITS CAPACITY AS GENERAL PARTNER, ON BEHALF OF SAID LIMITED LIABBILTY COMPANY.

DOWNER PUBLIC STATE OF TEXAS

PRINTED NAME: BULLIAGE A Johnson COMMISSION EXPIRES: July 7, 2624



THAT I, LON C. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HERCELY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MOMIMENTS SHOWN HERCEN AS SET WERE PROPERLY PLACED LINGER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBJOINSION REGULATIONS OF THE CITY OF FORT WORTH,

LON E. WHITTEN DATE: NOVEMBER 15, 2021 REGISTERED PROFESSIONAL LAND SURVEYOR EXAS REGISTRATION NO. 5893

STATE OF TEXAS COUNTY OF TARRANT

SURVEYOR'S CERTIFICATE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, KNOWN TO ME TO BE THE PERSON WHOSE MAME IS SUBSCIRRED TO THE FORECOME METABULET, AND ACKNOWNEDGED TO WE THAT HE DEVELUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 15 DAY OF NOVEMBER 2021.

Service For No THE STATE OF TEXAS MY COMMISSION EXPIRES: 1005-2072

CASE NO: FS-21-141



CITY PLAN COMMISSION
CITY OF PORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL Plat Approval Date:

Mary Cliett 11/29/2021

OWNER / DEVELOPER: SOLOMON'S ROCK, LLC

598 WESTWOOD, LLC P.O. BOX 12324
FORT WORTH, TX 75110
TEL: (617) 808-8769
email: troyicu@yahoo.com
CONTACT: TROY KUNKEL

THIS PLAT RECORDED IN DOCUMENT #_





IRON POD FOUND

COUNTY CLERK'S INSTRUMENT MUMBER DRTCT DEED RECORDS, TARRANT COUNTY, TEXAS OPRICT OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

PRTCT PLAT RECORDS, TARRANT COUNTY, TOXAS

BUILDING LINE DRAINAGE EASEMENT

P.O.S.E. PUBLIC OPEN SPACE EASEMENT 220 SANITARY SEWER EASONON

UTILITY CASCMENT

POINT OF BEGINNING

MINIMUM FINISHED FLOOR ELEVATION FEMA ELEVATION CERTIFICATE NOT REQUIRED

THE PURPOSE OF THIS REPLAT IS TO REVISE 2 EXISTING LOTS TO CREATE 3 LOTS.

FINAL PLAT LOTS 10-R1, 10-R2 & 10-R3, BLOCK 22 FRISCO HEIGHTS ADDITION BEING A REPLAT OF LOT 10, BLOCK 22, FRISCO HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 204-A, PAGE 96, PRICT AND LOT 1, BLOCK 10, PROSPECT HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 63. PAGE 59. PRTCT AND A PORTION OF HAGLER AVENUE CLOSED BY CITY OF FORT WORTH ORDINANCE NO. 2976 AND A 10'x125' STRIP LYING NORTH AND ADJACENT TO LOT 1, BLOCK 10, PROSPECT HEICHTS ADDITION

> 3 BUILDABLE LOTS NOVEMBER 2021 SURVEYOR/ENGINEER:



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SHEET 1 OF 1

. OPRICI DATE:

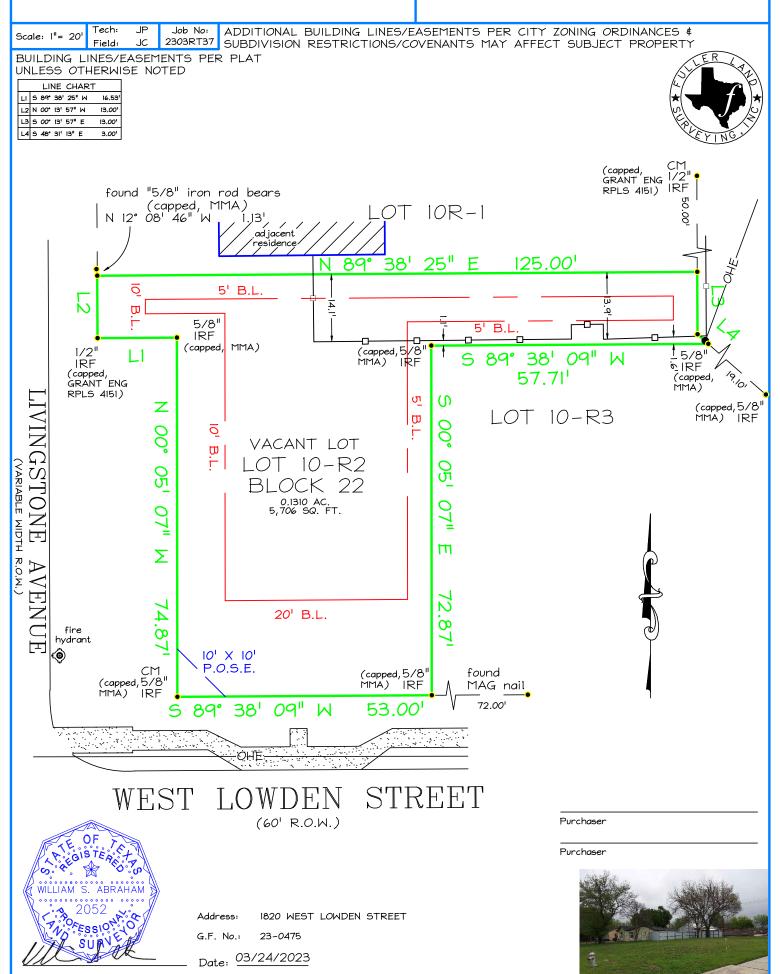
LEGAL DESCRIPTION

Texas Registered Surveying Firm # 10091800

LOT 10-R2, BLOCK 22, FRISCO HEIGHTS ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED UNDER CLERK'S FILE NO. D221348692, DEED RECORDS OF TARRANT COUNTY, TEXAS.

Notes

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48439C0305 L, dated March 21, 2019, this property does not lie within a 100-Year Flood Hazard Area.



I, William S Abraham, Registered Professional Land Surveyor No. 2052, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has beer advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the purchaser.

DATE: ACCEPTED BY:

FULLER LAND SURVEYING, INC.

B.L. = Building Line C.M. = Control Monument D.E. = Drainage Easement	I.P.F. I.R.F. I.R.S. O.H.E.	= Iron Pipe Found = Iron Rod Found = Iron Rod Set Capped "FULLER" = Overhead Electric = Record Data = Bearing Basis	P.O.S.E. R.O.W. U.E. gm	= Water Meter = Public Open Space Easement = Right of Way = Power Pole = Utility Easement = Gas Meter	// 	Wood FenceChain Link FenceIron FenceWire FenceElectric Meter
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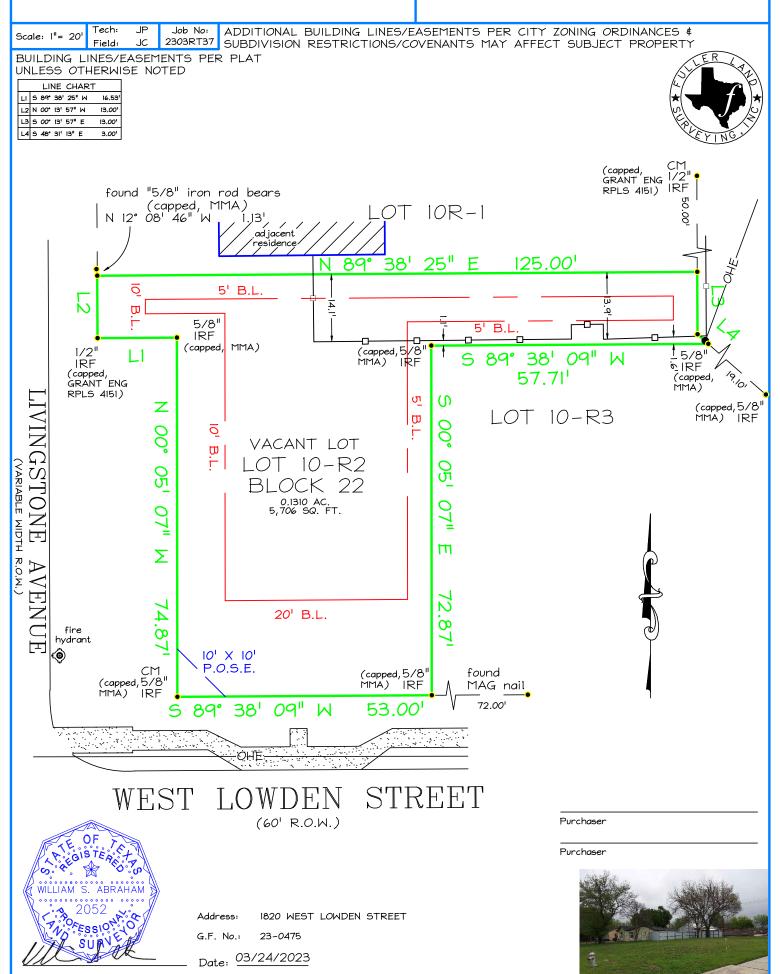
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