



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:

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-25-088

Aerial Photo Map



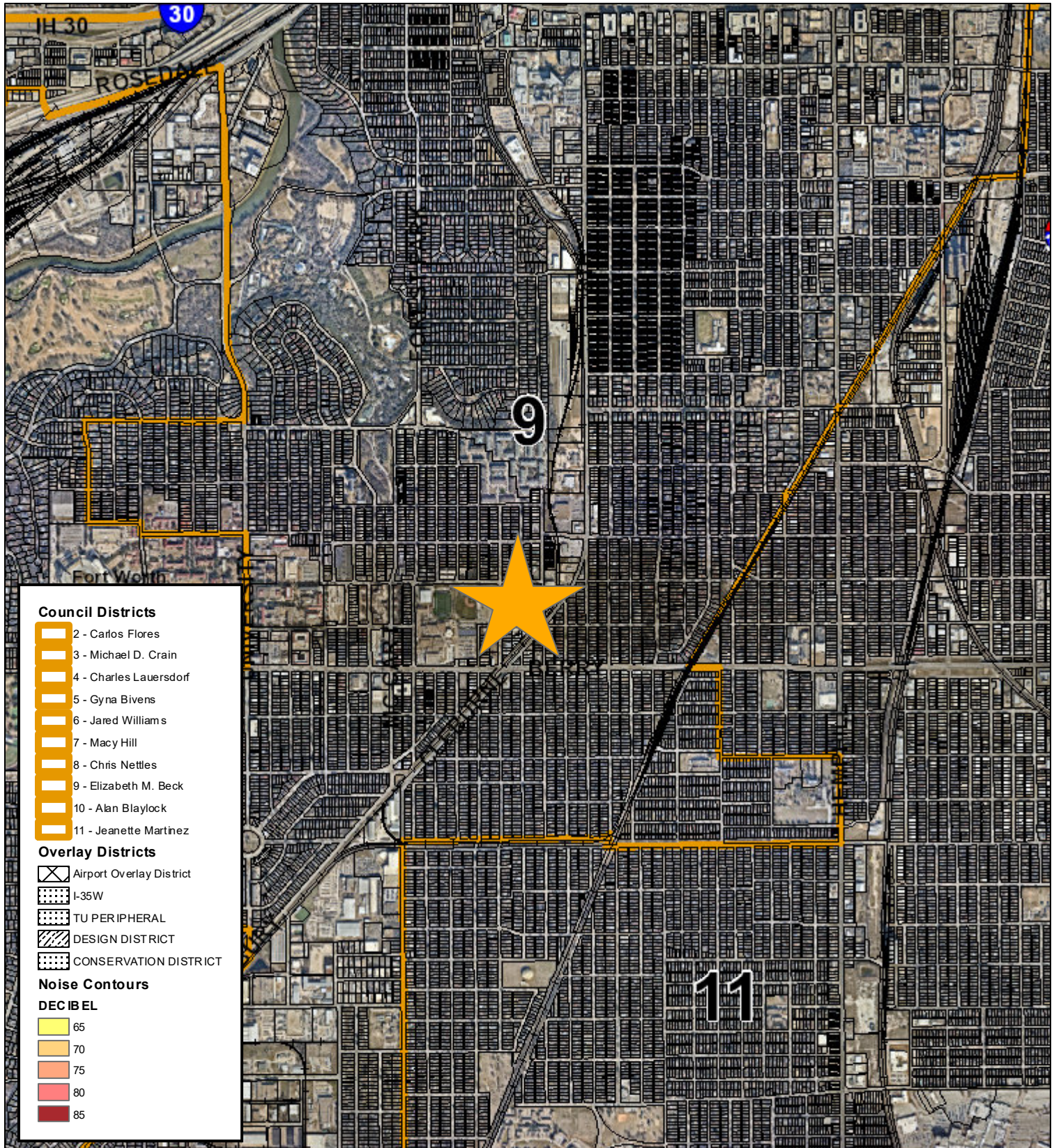
0 40 80 160 Feet





ZC-25-088

Area Map



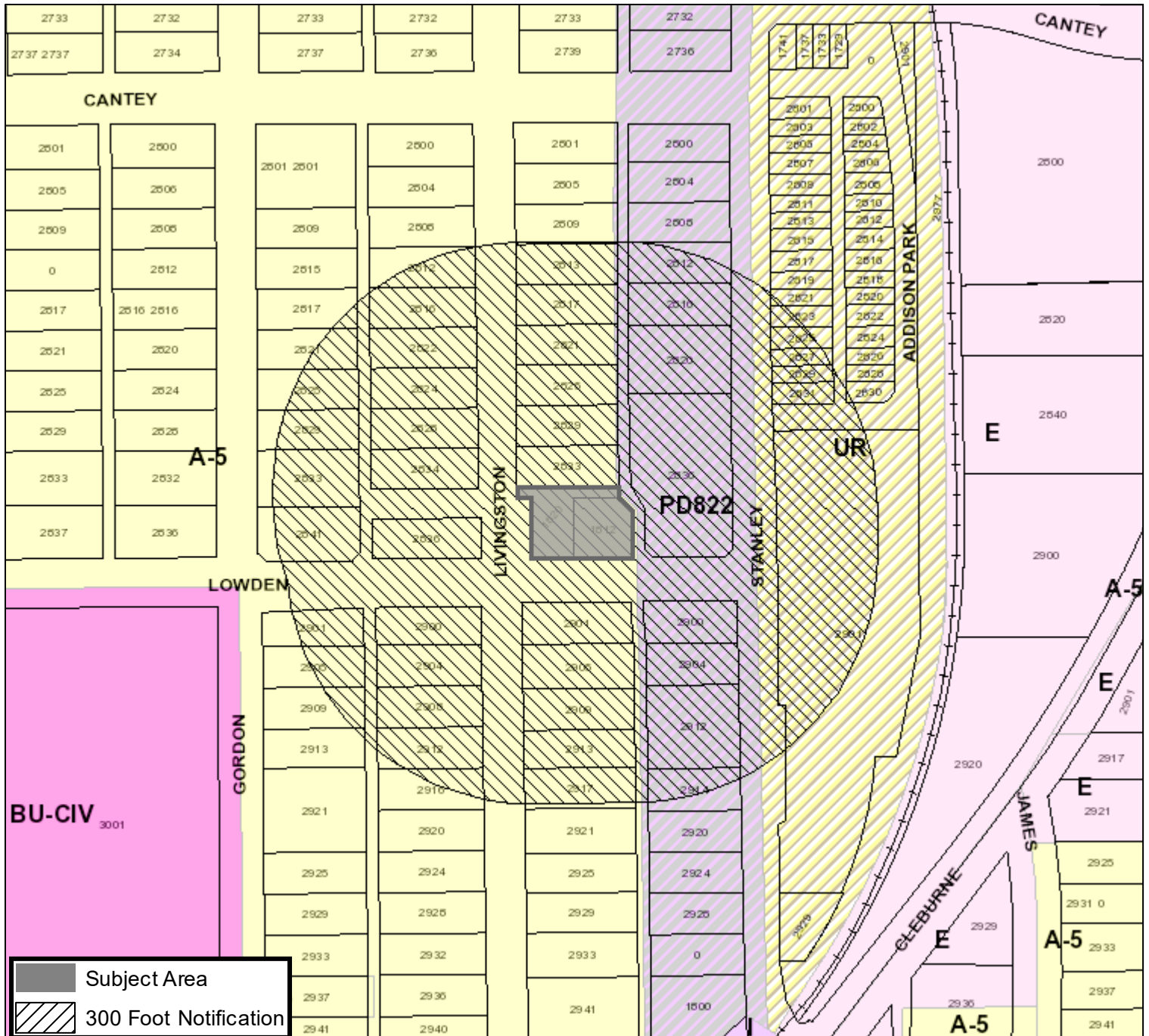
0 1,000 2,000 4,000 Feet



ZC-25-088

Area Zoning Map

Applicant: 98 Westwood & Solomons Rock LLCs/Drew Boatman
Address: 1812 & 1820 W. Lowden Street
Zoning From: A-5/TCU Overlay
Zoning To: Add Conditional Use Permit for auxiliary parking lot
Acres: 0.25
Mapsc0: Text
Sector/District: TCU/Westcliff
Commission Date: 10/8/2025
Contact: 817-392-8190



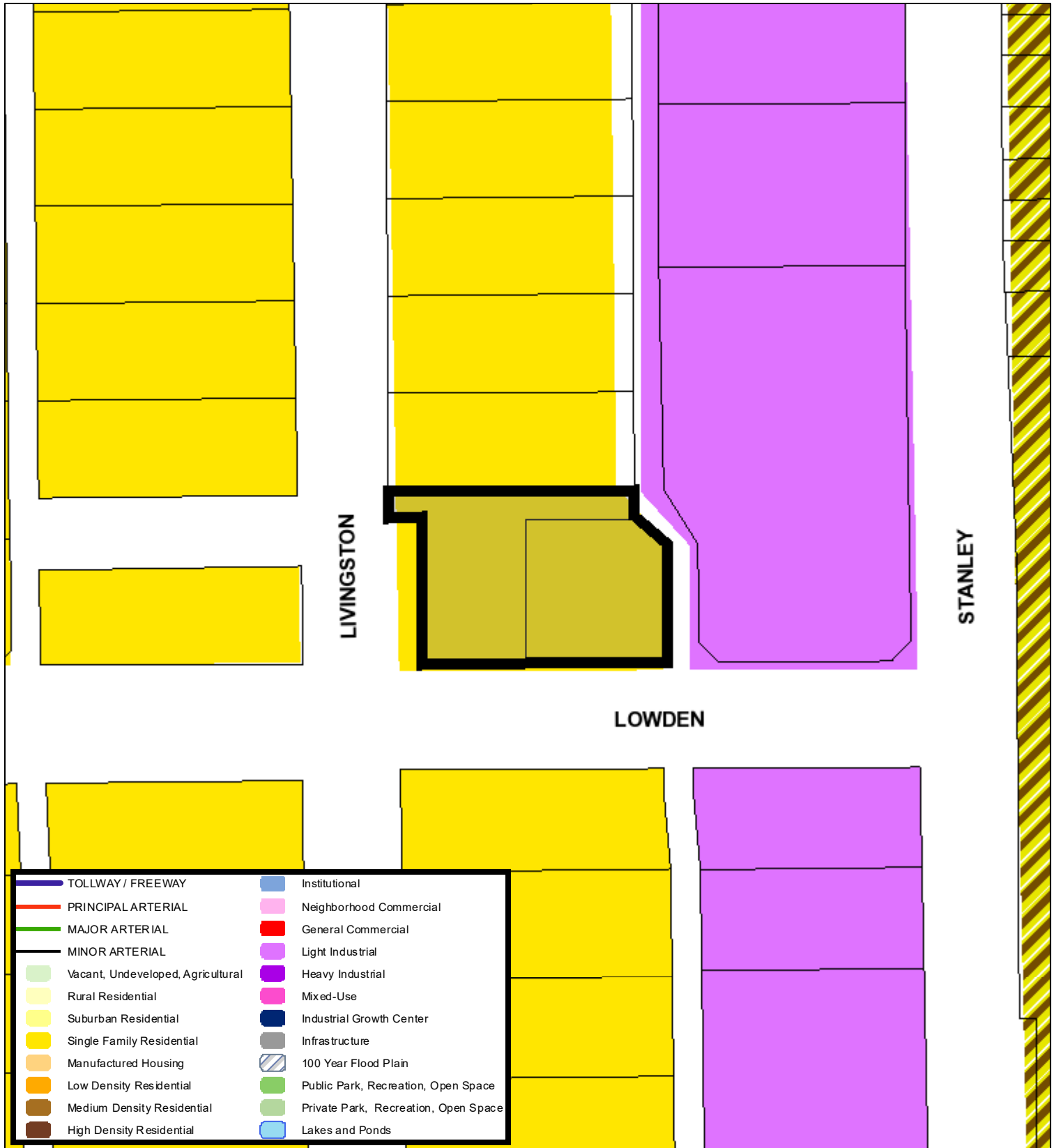
0 87.5 175 350 Feet

Created: 9/15/2025 5:37:41 PM



ZC-25-088

Future Land Use



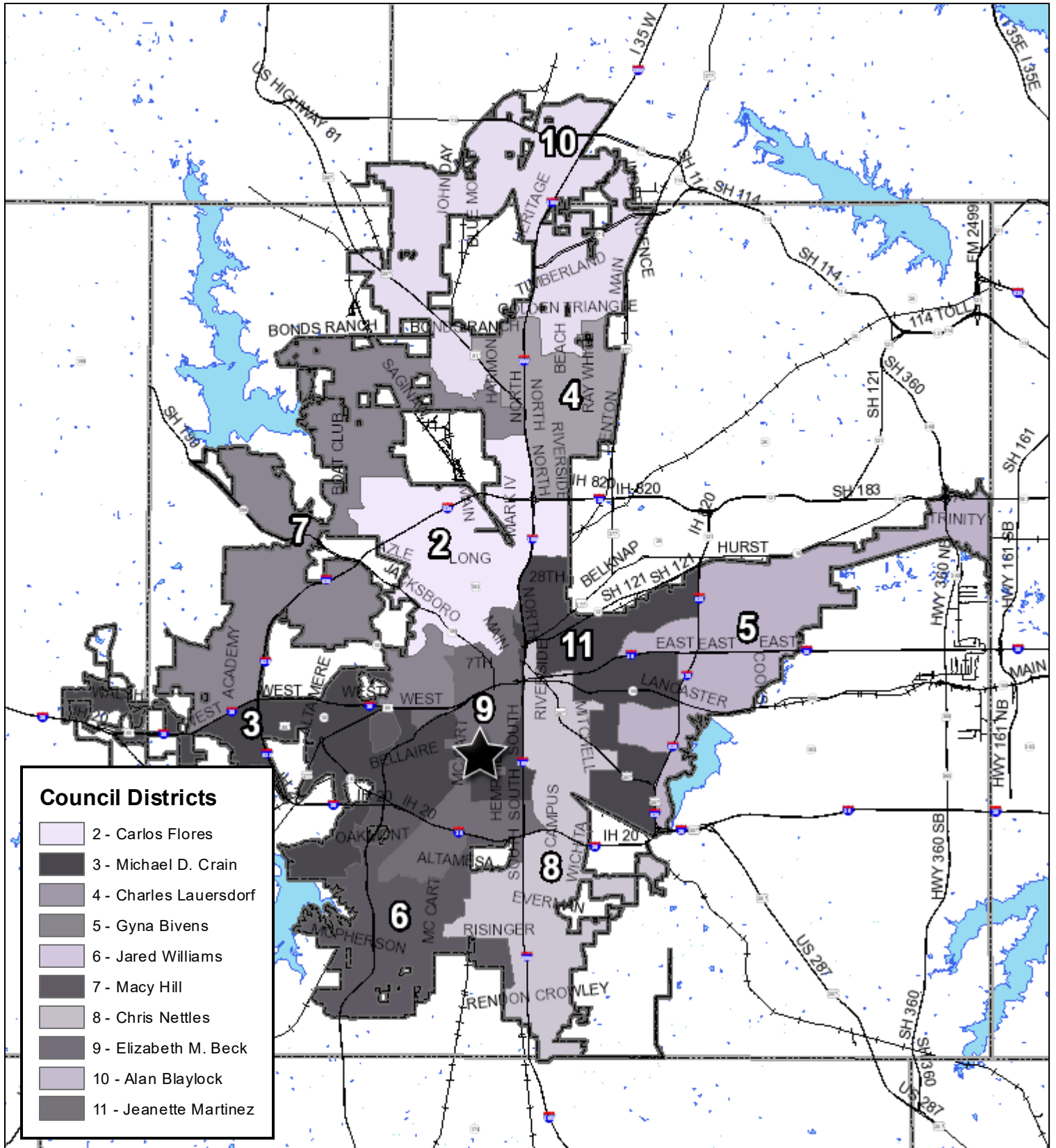
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-088

Location Map



0 2.5 5 10 Miles



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER 598 Westwood LLC and Solomons Rock LLC

Mailing Address PO Box 12324 City, State, Zip Fort Worth TX 76110

Phone 817-808-8769 Email troy@m25developments.com

APPLICANT Troy Kunkel

Mailing Address PO Box 12324 City, State, Zip Fort Worth TX 76110

Phone 817-808-8769 Email troy@m25developments.com

AGENT / OTHER CONTACT Drew Boatman

Mailing Address 201 Main St., Suite 600 City, State, Zip Fort Worth, TX 76102

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: .18 ☒ 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): Frisco Heights Addition, Block 22, Lot 10R-2 & 10R-3

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: .18 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

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 type="checkbox"/> Rezoning from one standard zoning district to another</div> <div><input type="checkbox"/> Rezoning to Planned Development (PD) District</div> <div><input checked="" 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): A-5 Proposed Zoning District(s): CUP

Current Use of Property: Residential

Proposed Use of Property: Parking Lot

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: 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.

Proposing to receive a CUP to make use of the plot at 1820 W. Lowden into a parking lot to help support the surrounding area.

The plot at 1812 will also be included in the land change to use as parking lot.

ADDITIONAL QUESTIONS

1. **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.
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): _____



dotloop verified
05/09/25 7:16 PM CDT
08GV-KDZF-SPRT-YL5P

Owner's Name (Printed): Troy Kunkel**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) Drew Boatman 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:

1820 W Lowden - 598 Westwood LLC - Frisco Heights Addition, Block 22, Lot 10R-2

(CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

Troy Kunkel

Owner's Name (Printed)



Digitally signed by Drew Boatman
DN: cn=US,
E=dboatman@southernhospitalitygroup.com,
O=Southern Hospitality Group, CN=Drew
Boatman
Reason: I am approving this document
Date: 2025.05.12 10:20:32-0500

Applicant or Agent's Signature

Drew Boatman


Applicant or Agent's Name (Printed):



Document Details

Title	City 1
File Name	ZC-25-088 (2).pdf
Document ID	4e05f01c24764af8a4649c61f867544d
Fingerprint	1bc48640b8cccdade3fc04f0ccee911d
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: 1bc48640b8cccdade3fc04f0ccee911d	Aug 15 2025 08:22AM America/Chicago



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.

Location:

1812 and 1820
W. Lowden St.

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

Prepared By:

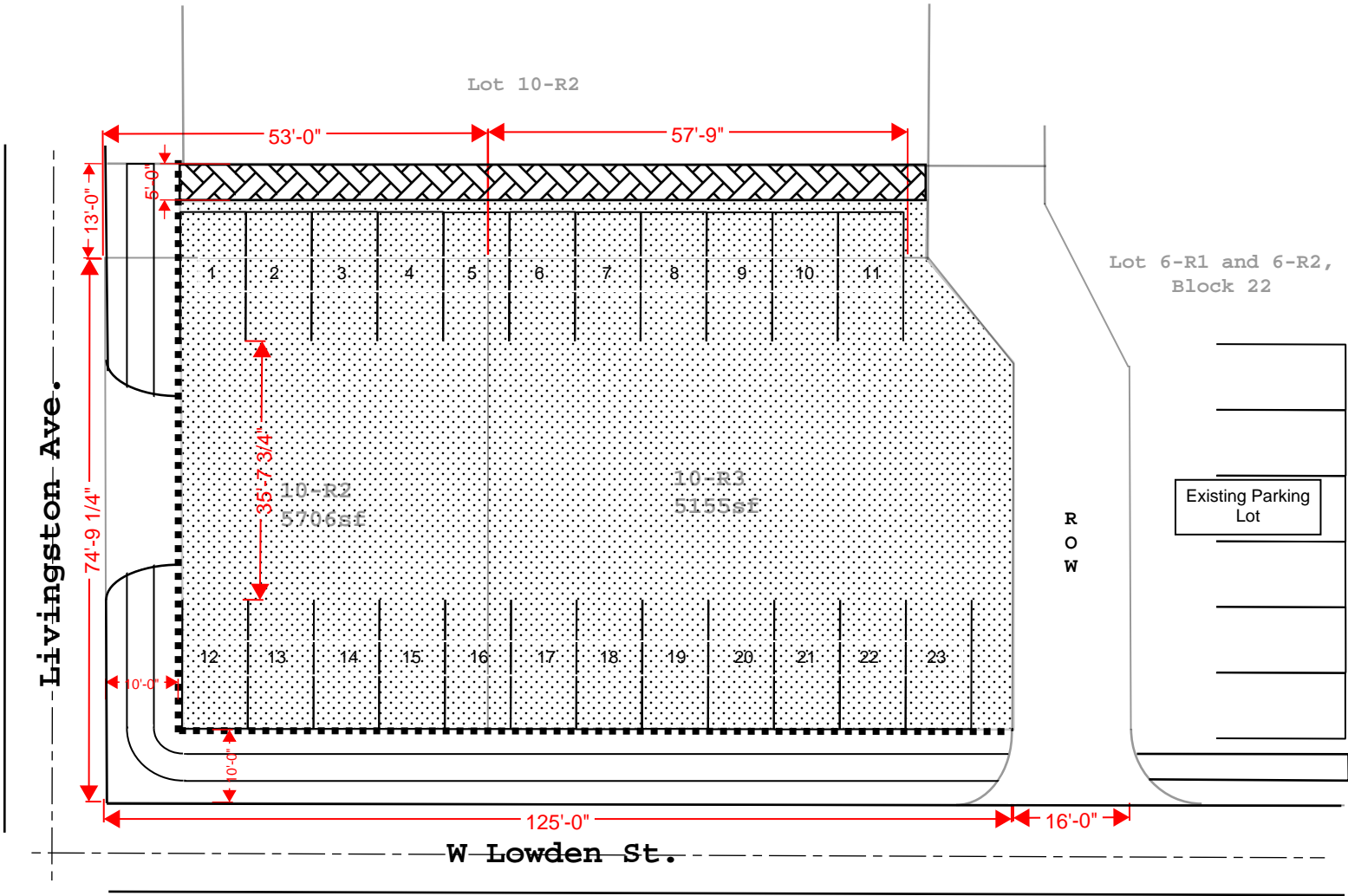
Drew Boatman
Southern Hospitality Group, LLC
201 Main St. Ste 600
Fort Worth, TX 76102
512-634-6093

Issue History

1	IFP Plan	8/15/25

Rezoning of
1812 & 1820
W. Lowden St.

ZC-25-088



Proposed Asphalt Parking Lot
2" Compacted Asphalt on top of
6" Compacted Aggregate



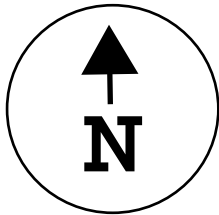
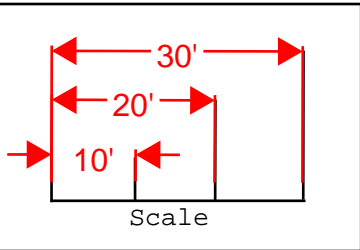
New Sidewalk

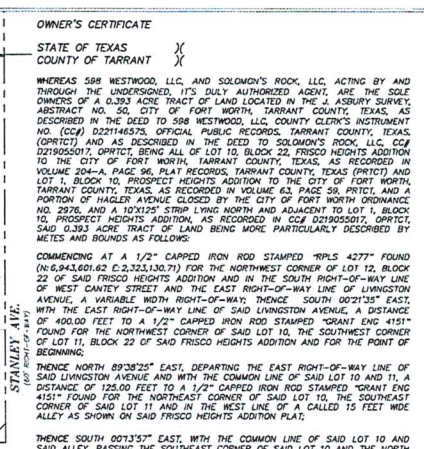


Setback Line



Property Line





WEST LOWDEN STREET
(60' RIGHT-OF-WAY)
VOL. 63, PG. 59
BRIEF

COMMENCING AT A 1/2" CAPPED IRON ROD STAMPED "RPLS 4277" FOUND
N69°41'60.61E 6.233(130.7') FOR THE NORTHEAST CORNER OF LOT 12, BLOCK
10 OF THE FIRST TRIGON STATION BEING THE INTERSECTION OF THE
OF WEST CANARY STREET AND THE EAST RIGHT-OF-WAY LINE OF LIVINGSTON
AVENUE, A VARIABLE WIDTH RIGHT-OF-WAY; THENCE SOUTH 00°13'57" EAST,
A DISTANCE OF 125.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY
OF 400.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "RSGT ENC 4151"
FOUND FOR THE NORTHEAST CORNER OF SAID LOT 10, THE SOUTHWEST CORNER
OF SAID BLOCK 10 OF SAID TRIGON HEIGHTS ADDITION AND FOR THE POINT OF
BEGINNING;
THENCE SOUTH 89°32'35" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF
LIVINGSTON AVENUE, A DISTANCE OF 125.00 FEET TO A 1/2" CAPPED IRON
DISTANCE OF 125.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "RSGT ENC
4151" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 10, THE SOUTHWEST
CORNER OF SAID LOT 11 AND IN THE WEST LINE OF A CALLED 15 FEET WIDE
ALLEY AS SHOWN ON SAID TRIGON HEIGHTS ADDITION PLAT;
THENCE SOUTH 00°13'57" EAST, WITH THE COMMON LINE OF SAID LOT 10 AND
SAID BLOCK 10, A DISTANCE OF 125.00 FEET TO THE INTERSECTION OF THE
OF WEST CANARY STREET AND THE EAST RIGHT-OF-WAY LINE OF LIVINGSTON
AVENUE, A VARIABLE WIDTH RIGHT-OF-WAY; THENCE SOUTH 00°13'57" EAST,
A DISTANCE OF 125.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY
OF 400.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "RSGT ENC 4151"
FOUND FOR THE NORTHEAST CORNER OF SAID LOT 10, THE SOUTHWEST CORNER
OF SAID BLOCK 10 OF SAID TRIGON HEIGHTS ADDITION AND FOR THE POINT OF
BEGINNING;

[illegible]

SURVEYOR'S CERTIFICATE



VOL.	VOLUME
PG.	PAGE
BL.	BUILDING LINE
DE.	DRAINAGE EASEMENT
P.O.S.E.	PUBLIC OPEN SPACE EASEMENT
SSE.	SANITARY SEWER EASEMENT
UE.	UTILITY EASEMENT
POC.	POINT OF COMMENCEMENT
POB.	POINT OF BEGINNING
FG.	FOUND
NFF.	MINIMUM FINISHED FLOOR ELEVATION
*	FEMA ELEVATION CERTIFICATE NOT REQUIRED

(NOT TO SCALE)

100% (n = 100) of the respondents were female, and 100% (n = 100) were aged 18 years or older. The majority of the respondents (n = 60, 60%) were aged 18-24 years, followed by 25-34 years (n = 30, 30%). The majority of the respondents (n = 60, 60%) were aged 18-24 years, followed by 25-34 years (n = 30, 30%).

OWNER / DEVELOPER

SOLOMON'S ROCK
598 WESTWOOD,
P.O. BOX 12324
FORT WORTH, TX 761
TEL: (817) 808-870
email: troyku@yahoo.com
CONTACT: TROY KUN

THIS PLAT RECORDED IN DOCUMENT

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.

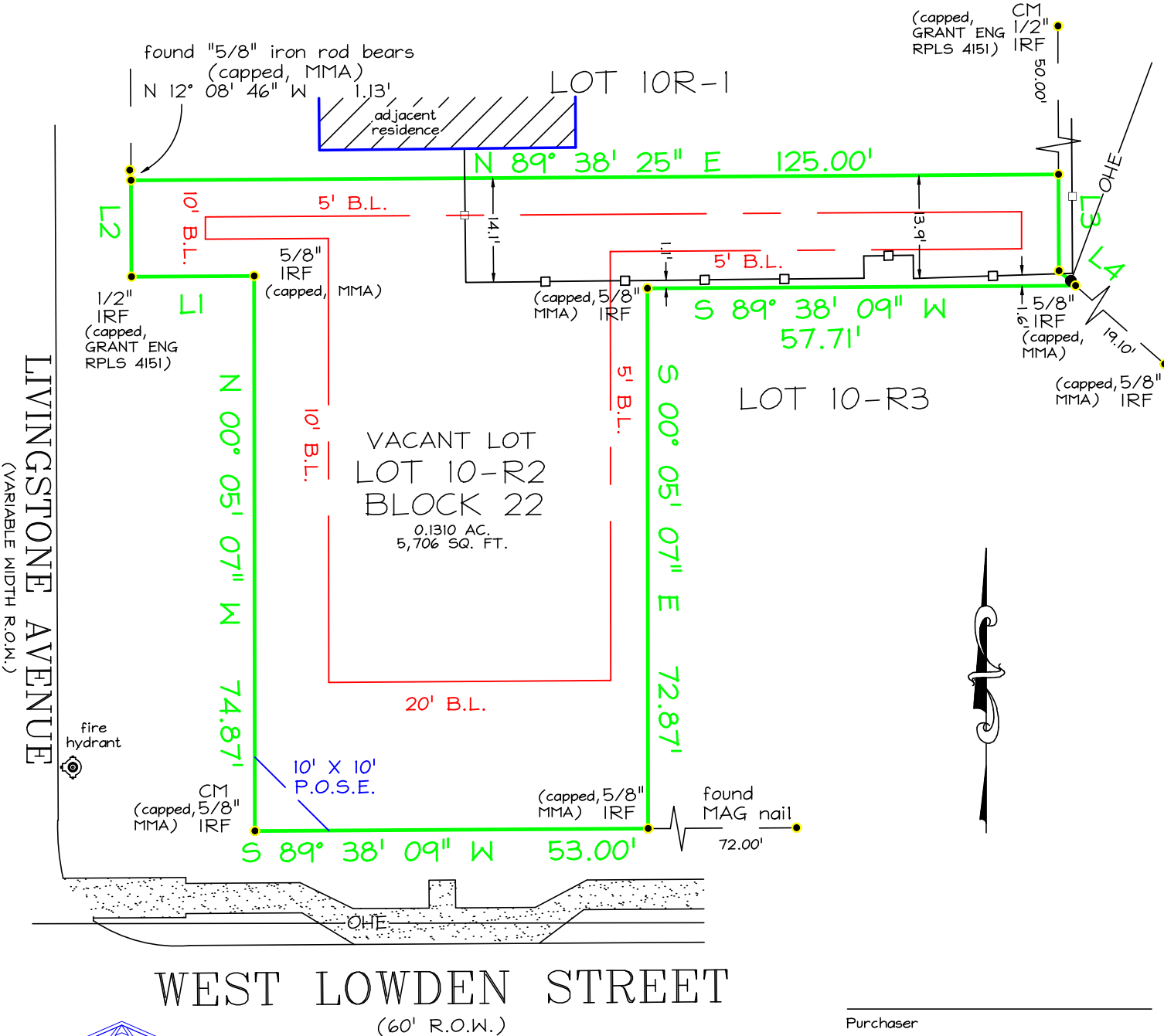
Notes:

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.

Scale: 1"= 20' Tech: JP Job No: 2303RT37 ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY

BUILDING LINES/EASEMENTS PER PLAT UNLESS OTHERWISE NOTED

LINE CHART		
L1	S 89° 38' 25" W	16.53'
L2	N 00° 13' 57" W	13.00'
L3	S 00° 13' 57" E	13.00'
L4	S 48° 31' 13" E	3.00'



Address: 1820 WEST LOWDEN STREET
G.F. No.: 23-0475
Date: 03/24/2023

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 been 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:

Purchaser

Purchaser



FULLER
LAND SURVEYING, INC.

B.L.	= Building Line	I.P.F.	= Iron Pipe Found	⊗	= Water Meter	—//—	= Wood Fence
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	⊙	= Public Open Space Easement	—○—	= Chain Link Fence
D.E.	= Drainage Easement	I.R.S.	= Iron Rod Set	—	= Right of Way	—□—	= Iron Fence
D.U.E.	= Drainage & Utility Easement		= Capped "FULLER"	●	= Power Pole	—X—	= Wire Fence
M.E.	= Maintenance Easement ()	O.H.E.	= Overhead Electric	■	= Utility Easement	—em	= Electric Meter
ET	= Electric Transformer ()		= Record Data	□	= Gas Meter		
			= Bearing Basis				

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.

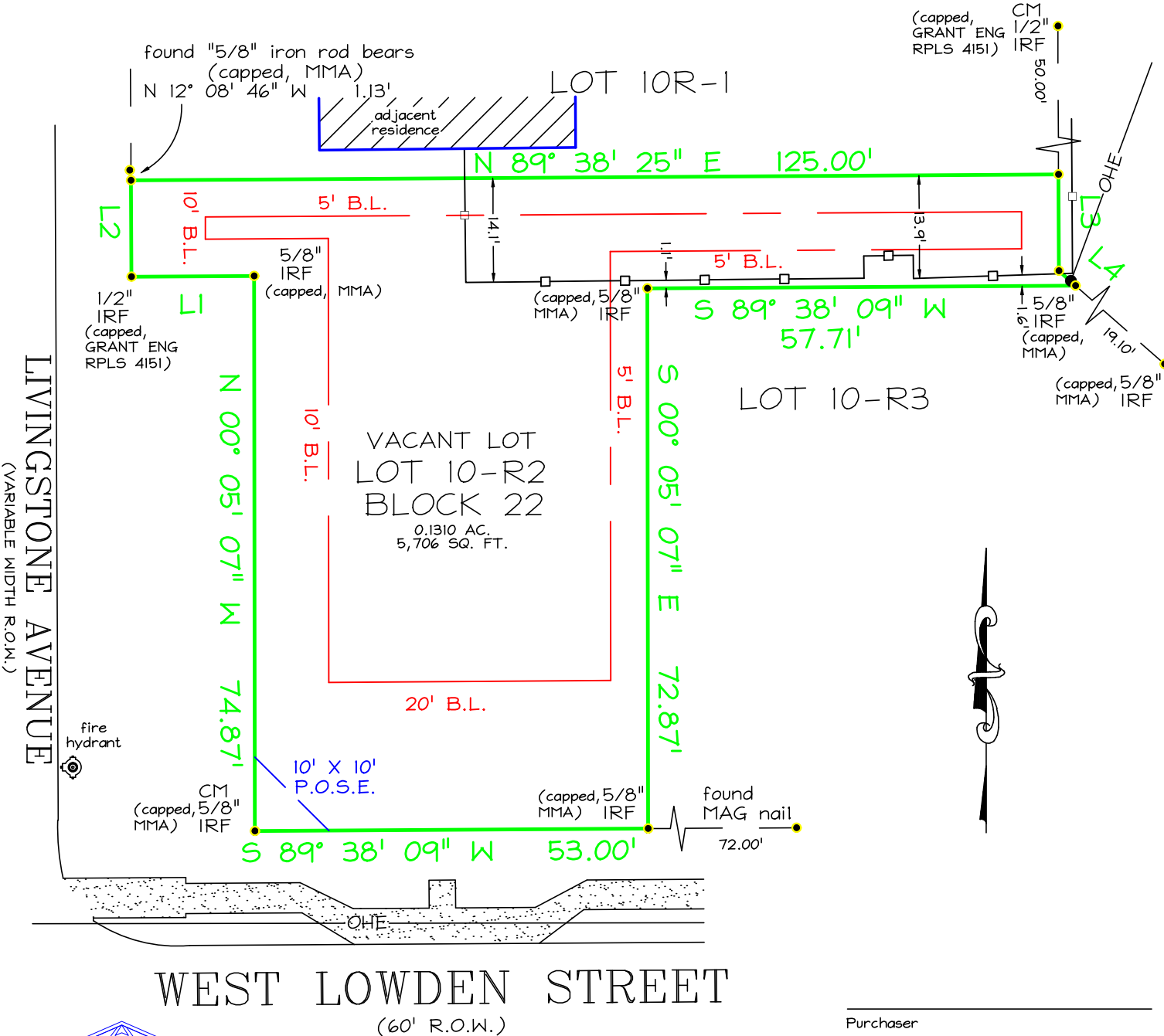
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BUILDING LINES/EASEMENTS PER PLAT UNLESS OTHERWISE NOTED

LINE CHART		
L1	S 89° 38' 25" W	16.53'
L2	N 00° 13' 57" W	13.00'
L3	S 00° 13' 57" E	13.00'
L4	S 48° 31' 13" E	3.00'



Address: 1820 WEST LOWDEN STREET
G.F. No.: 23-0475
Date: 03/24/2023

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 been 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:

Purchaser

Purchaser



FULLER
LAND SURVEYING, INC.

B.L.	= Building Line	I.P.F.	= Iron Pipe Found	⊗	= Water Meter	—//—	= Wood Fence
C.M.	= Control Monument	I.R.F.	= Iron Rod Found	⊙	= Public Open Space Easement	—○—	= Chain Link Fence
D.E.	= Drainage Easement	I.R.S.	= Iron Rod Set	—□—	= Right of Way	—□—	= Iron Fence
D.U.E.	= Drainage & Utility Easement		= Capped "FULLER"	●	= Power Pole	—X—	= Wire Fence
M.E.	= Maintenance Easement ()	O.H.E.	= Overhead Electric	U.E.	= Utility Easement	—em	= Electric Meter
ET	= Electric Transformer ()		= Record Data	gm	= Gas Meter		
			= Bearing Basis				