



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

Members of the public may attend in person to address the Zoning Commission regarding an item listed on the agenda. Sign-up sheets are located at the entrance to the Council Chambers and can be filled out prior to the start of the meeting. For questions or assistance with registration, please contact Laura Ruiz at Laura.Ruiz@fortworthtexas.gov or 817-392-8047.

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-25-145

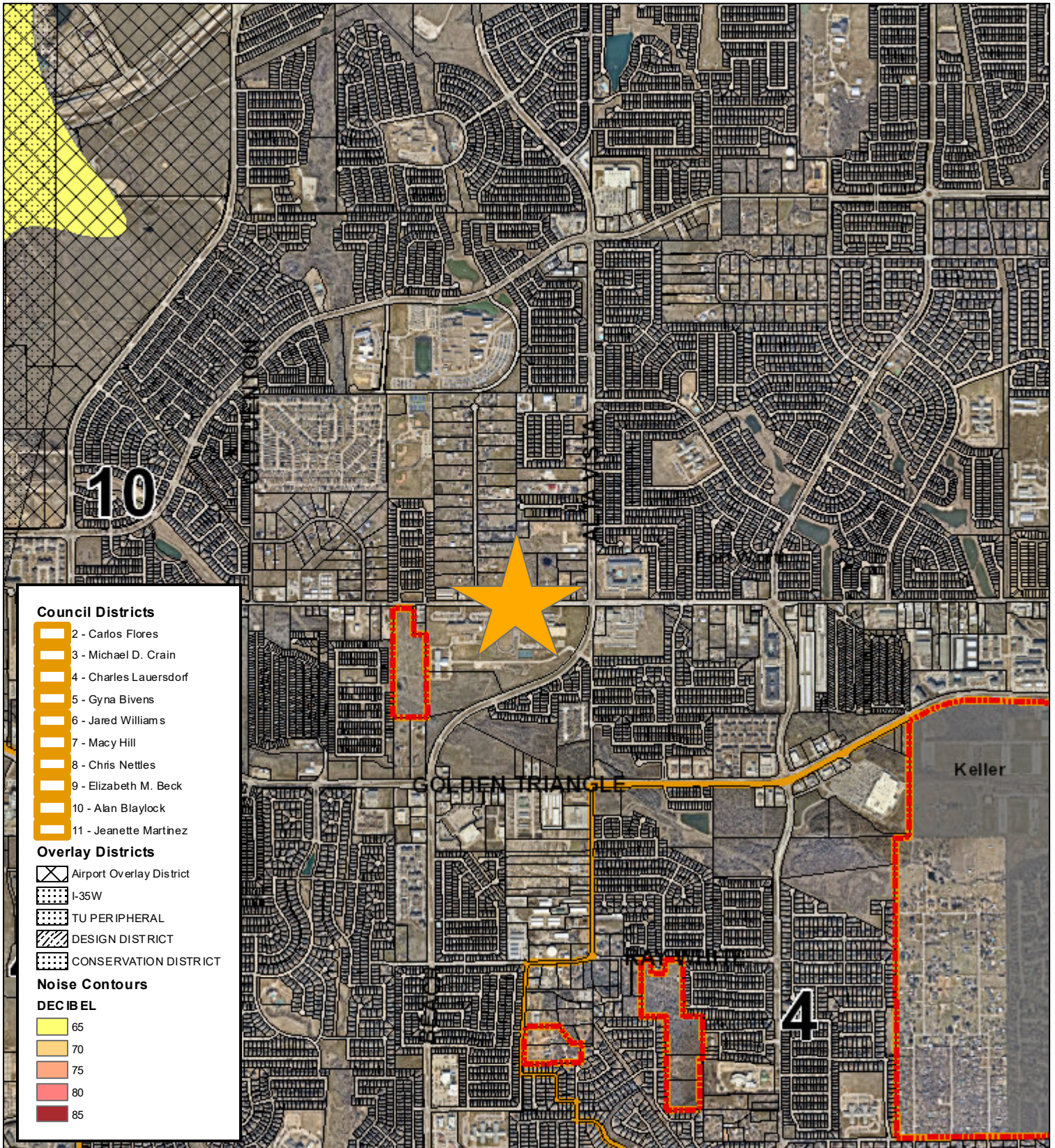
Aerial Photo Map



0 212.5 425 850 Feet



Area Map



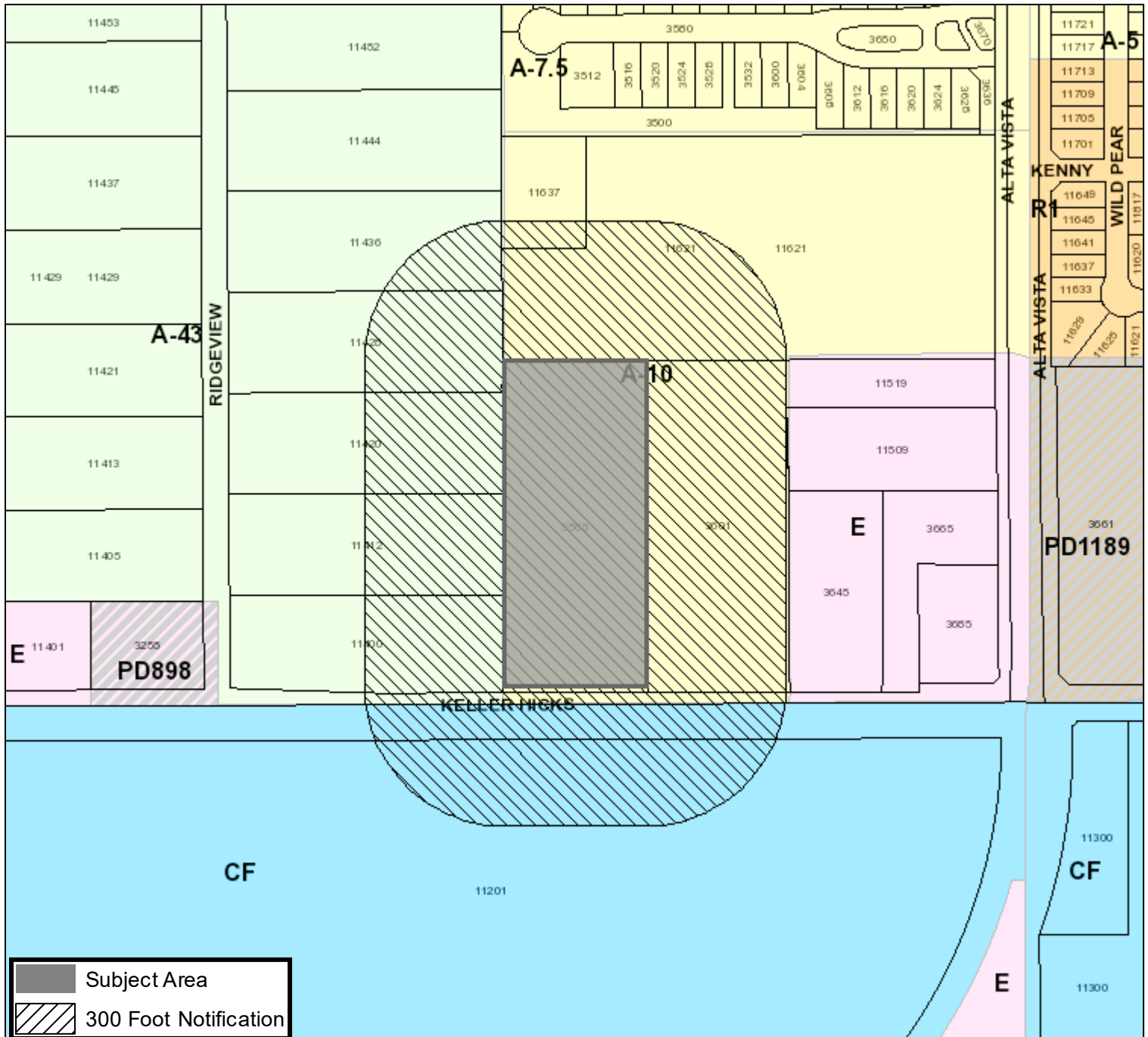
0 1,000 2,000 4,000 Feet



ZC-25-145

Area Zoning Map

Applicant: Kazi Chowdhury & Nahida Ali/MasterPlan
Address: 3565 Keller Hicks Road
Zoning From: A-10
Zoning To: A-7.5
Acres: 4.866
Mapsc0: Text
Sector/District: Far North
Commission Date: 9/10/2025
Contact: 817-392-2495



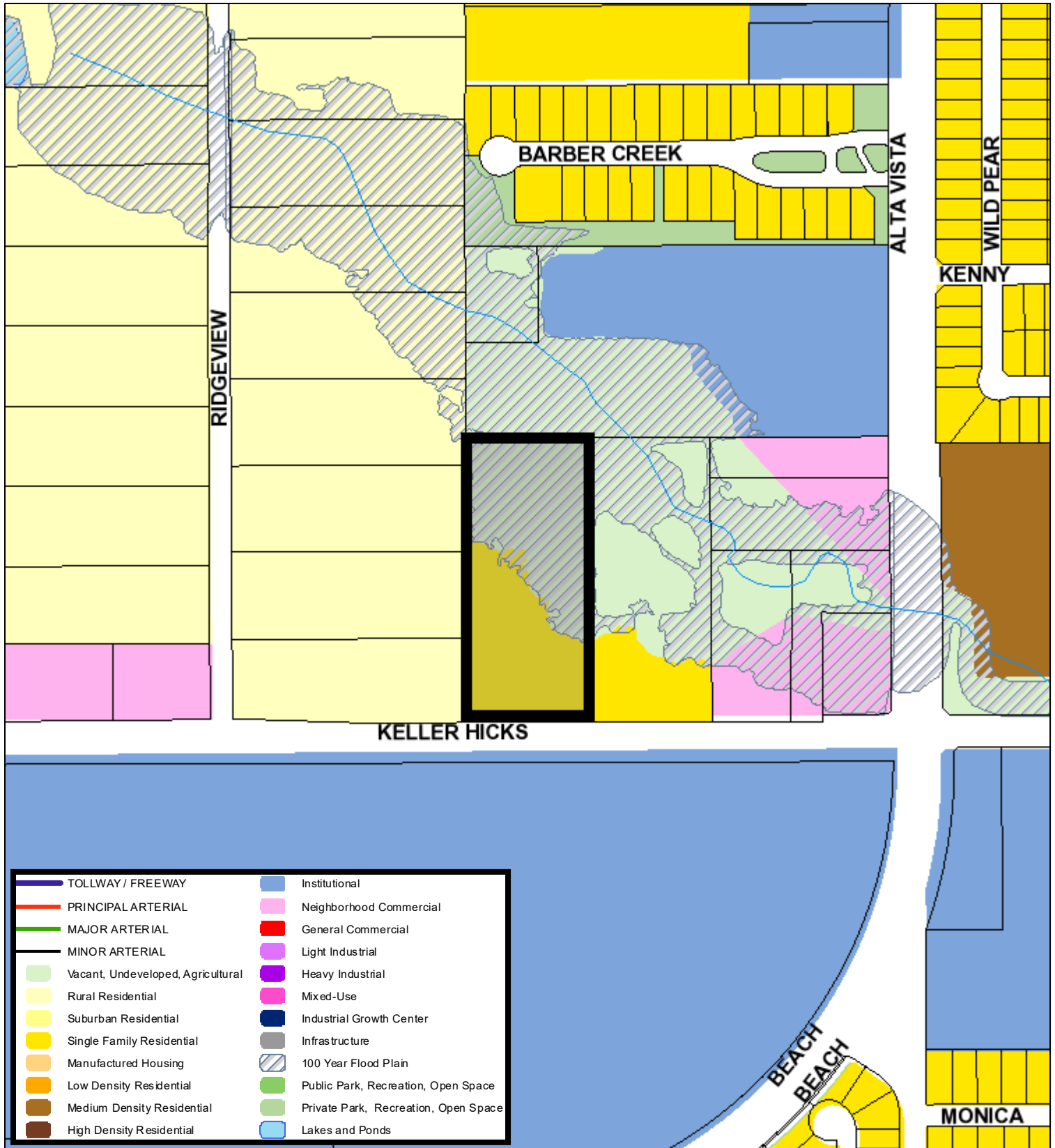
0 155 310 620 Feet

Created: 8/26/2025 12:16:37 PM



ZC-25-145

Future Land Use



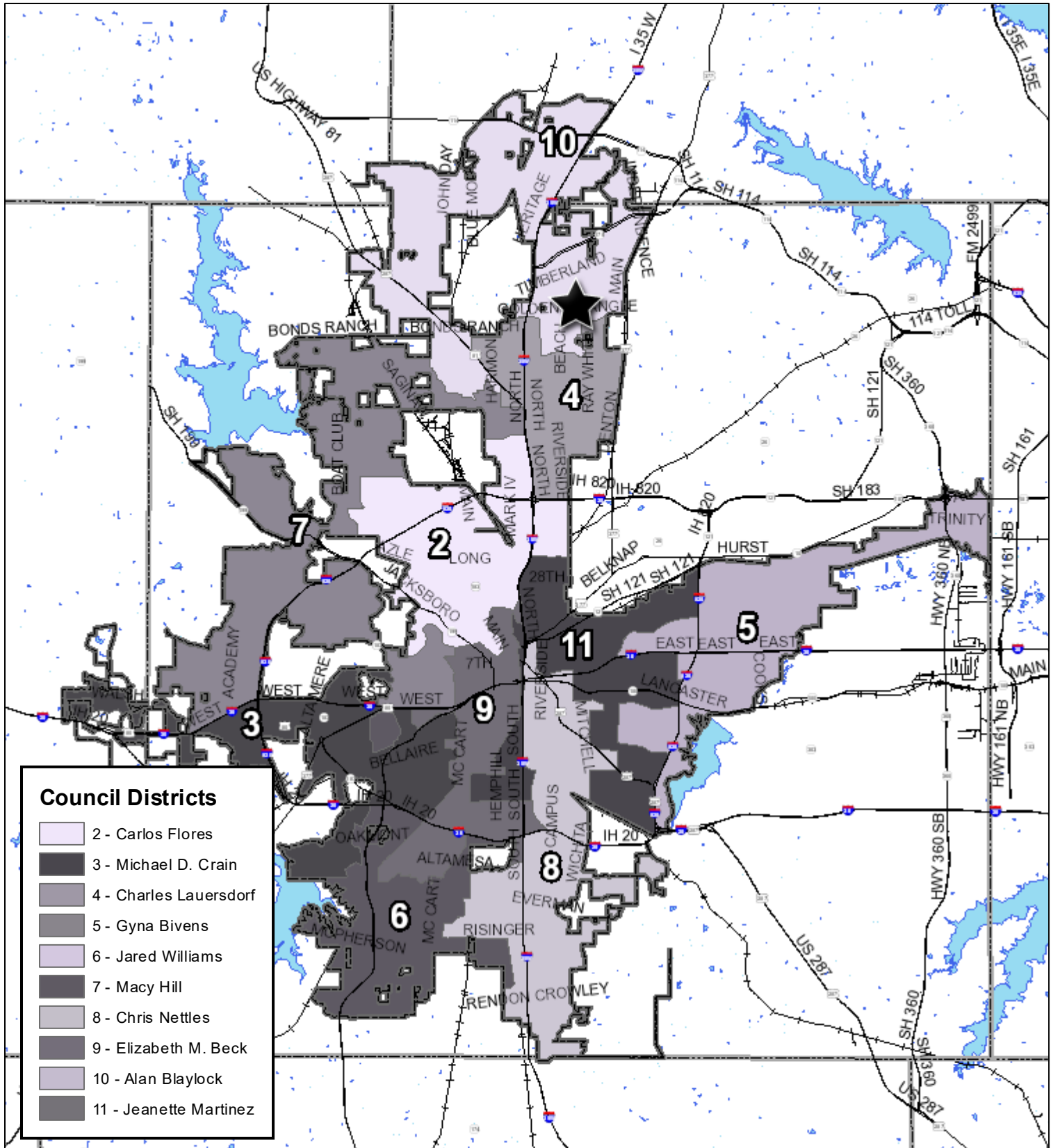
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.

Created: 8/26/2025 12:16:17 PM



ZC-25-145

Location Map



0 2.5 5 10 Miles



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Kazi Chowdhury & Nahida Yasmi Ali

Mailing Address 501 Royal Glade Drive City, State, Zip Keller, TX 76248

Phone (817) 466-8007 Email Bellevuem287@gmail.com

APPLICANT KCD Group of Companies LLC

Mailing Address 501 Royal Glade Drive City, State, Zip Keller, TX 76248

Phone (817) 466-8007 Email Bellevuem287@gmail.com

AGENT / OTHER CONTACT Wes Hoblit, Masterplan Consultants

Mailing Address 3333 Welborn Suite 400 City, State, Zip Dallas, TX 75219

Phone (469) 559-4872 Email wes@masterplanconsultants.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): 3565 Keller Hicks Road

Total Rezoning Acreage: 4.866 ☒ 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: 4.866 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): A-10

Proposed Zoning District(s): A-7.5

Current Use of Property: Vacant

Proposed Use of Property: Single-Family Residential

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.

See attached Detailed Project Description

Detailed Project Description

The property, 3565 *Keller Hicks Road*, is currently zoned A-10, west of the intersection of Keller Hicks Road and Alta Vista Road. The property is situated between a religious institution to the north, a religious institution to the east, a middle school to the south and existing single-family residential to the west. The 4.866-acre site is predominately in the floodplain necessitating the reason for the proposed rezoning. Currently, much of the property is in the floodplain making it unusable for any development. The owner is seeking a rezone to add additional density to the site with the sought zoning, A-7.5. This remains in line with the Future Land Use Plan and Comprehensive Plan for single-family residential. In addition to meeting city driven goals, the zoning sought is compatible to two single-family residential developments, one to the north along Alta Vista Road and the other to the west along Keller Hicks Road, both having A-7.5 zoning. The remaining two A-10 lots bordering the site are both being utilized by separate religious institutions and are largely undeveloped.

The current engineering and future land planning proposed on the site would allow for eight (8) single-family homes while not interfering with or developing the existing floodplain. The eight single-family lots would equate to 1.37-acres not including road infrastructure. The remainder of the site situated in the floodplain will be utilized as open space for the residents of the single-family development. Due to the extreme costs of mitigation and pulling land out of the floodplain, the site, based on current engineering drawings, would allow a maximum of eight (8) lots. A current land plan is attached for reference.

The proposed zoning on the site meets the Future Land Use Plan for the City of Fort Worth as well as numerous Comprehensive Plan policies and strategies to further increase housing stock in the City of Fort Worth. This development would also promote the current population growth trends expected in 2045 for the area per the 2023 Comprehensive Plan. The strategies and policies that this rezoning would align with are specifically noted below.

Chapter 4: Land Use

1. Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods
2. Leave floodplains in their natural state (with hike/bike trails encouraged) to improve water quality and minimize flooding
3. Maximize area of permeable surfaces in developments to reduce stormwater run-off
4. Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development
5. Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city

6. Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites

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):

Kazi Chowdhury *Nahida Ali*

Owner's Name (Printed):

KAZI CHOWDHURY And Nahida Ali

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) Wes Hoblit / Masterplan Consultants 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:

CUELLA, FRANCISCO SURVEY Abstract 266 Tract 2J03 (CERTIFIED LEGAL DESCRIPTION)

Kazi Chowdhury *Nahida Ali*

Owner's Signature (of the above referenced property)

KAZI CHOWDHURY, NAHIDA ALI

Owner's Name (Printed)

Wesley Paul Hoblit

Applicant or Agent's Signature

Wes Hoblit, Masterplan Consultants

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.



LEGEND

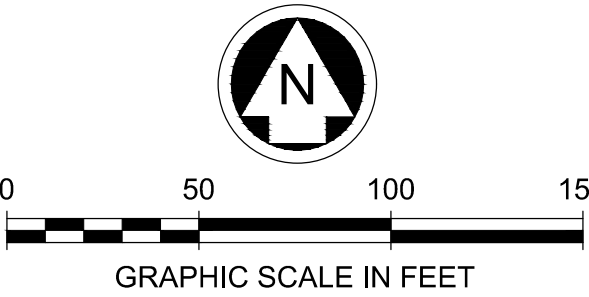
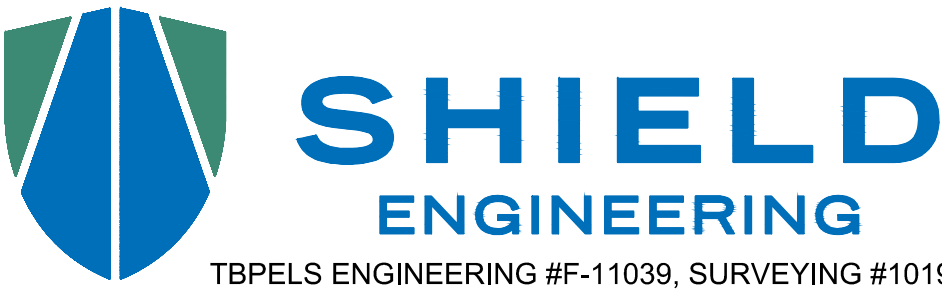
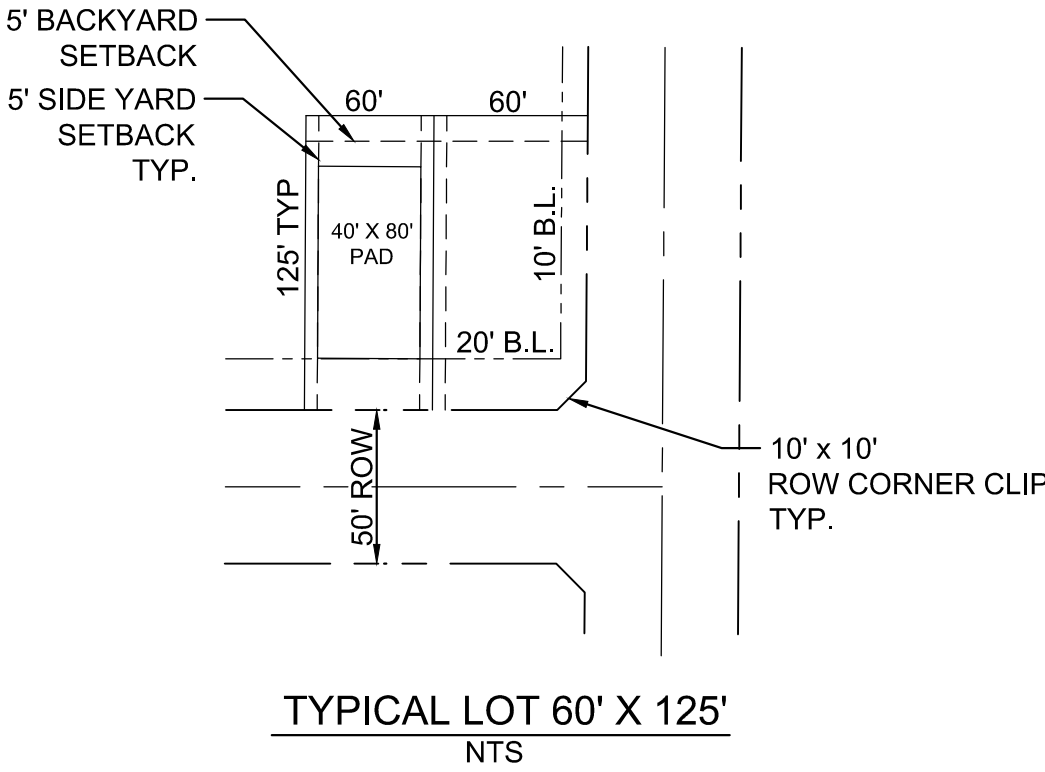
- PROJECT LOCATION
- PROPOSED RIGHT-OF-WAY
- FEMA 100-YR FLOODPLAIN

PROJECT INFORMATION

CURRENT ZONING= A-10
PROPOSED ZONING= A-7.5
PROJECT TOTAL ACREAGE = 5.00 AC
UNDEVELOPABLE AREA = 2.66 AC
NET DEVELOPABLE AREA = 2.34 AC

LOT COUNT

TYPICAL LOTS= 8
NONTYPICAL LOTS= 0
OPEN SPACE LOTS = 3
LOT TOTAL = 11 LOTS

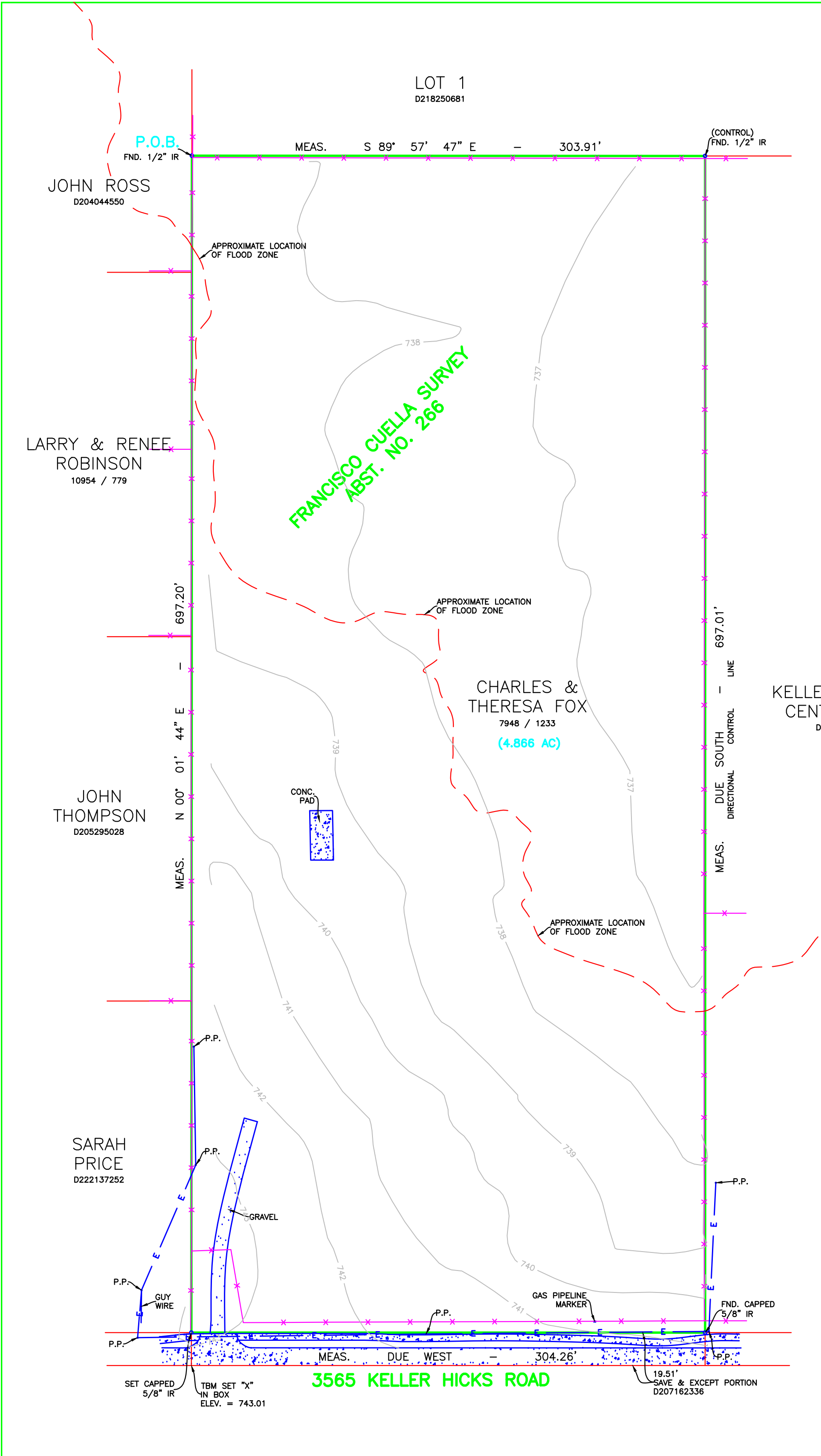


CITY OF FORT WORTH, TEXAS

3565 KELLER HICKS RD

LAND PLAN
July 22, 2025

DESIGNED: MED	SCALE: 1" = 50'	DATE: JUL 2025	SHEET: 1 OF 1
DRAWN: MED			



Reference No: 2407253565 G.F. No:
Title Co:
Purchaser:

PROPERTY DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the FRANCISCO CUELLA SURVEY, Abstract No. 266, Tarrant County, Texas and being described in deed to Charles and Theresa Fox as recorded in Volume 7948, Page 1233, Deed Records, Tarrant County, Texas; SAVE AND EXCEPT that portion conveyed to the City of Fort Worth as recorded in D207162336, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for the northwest corner of the herein described tract, same being the southwest corner of Lot 1, Block 1, St. Meena Coptic Orthodox Church Addition, according to the plat recorded in D218250681, Deed Records, Tarrant County, Texas;

THENCE South 89 degrees 57 minutes 47 seconds East, in the common line between said herein described tract and Lot 1, a distance of 303.91 feet to a found 1/2 inch iron rod for corner;

THENCE Due South, in the common line between said herein described tract and that certain tract conveyed to Keller Islamic Center, LLC as recorded in D220076168, Deed Records, Tarrant County, Texas, a distance of 697.01 feet to a found 5/8 inch capped iron rod for corner;

THENCE Due West, in the north line of the aforementioned save and except tract and in the north line of Keller Hicks Road, a distance of 304.26 feet to a set 5/8 inch capped iron rod for corner;

THENCE North 00 degrees 01 minutes 44 seconds East, departing said Keller Hick Road and in the common line between said herein described tract and that certain tract conveyed to Sarah Price as recorded in D222137252, Deed Records, Tarrant County, Texas, John Thompson as recorded in D205295028, Deed Records, Tarrant County, Texas, Larry and Renee Robinson as recorded in Volume 10954, Page 779, Deed Records, Tarrant County, Texas and John Ross as recorded in D204044550, Deed Records, Tarrant County, Texas, a distance of 697.20 feet to the POINT OF BEGINNING and containing 4.866 acres of land, more or less.

GENERAL NOTES:

- Prior to planning and construction, consult with all applicable governing entities (i.e. Municipal Departments, Homeowners Associations) regarding building setback requirements for this property.
- Elevations are derived from City of Fort Worth Benchmark No. 8717 with an elevation of 650.107.
- Floodplain limits as shown are scaled from the FEMA Flood Insurance Rate Map and represent an estimate of the actual location. Actual floodplain limits will vary from what is shown and require a detailed elevation study to show actual limits.

According to FIRM Map 48439C 0060 K 09-25-09 This property is located in Zone AE, which is in the 100 year special flood hazard area. THE ABOVE FLOOD STATEMENT IS BASED ON THE MAP PANEL SHOWN, AND WHILE THIS SURVEY MAY NOT SHOW THE PROPERTY TO BE IN THE 100 YEAR SPECIAL FLOOD HAZARD AREA, ALL FLOOD ZONES ARE SUBJECT TO SOME DEGREE OF FLOODING, FOR MORE INFORMATION CONTACT THE LOCAL FLOODPLAIN ADMINISTRATOR OR FEMA.

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE
SURVEYING LTD.

www.prolinesurveyors.com
Ph# 817-276-1148 info@prolinesurveyors.com

© Proline Surveying, LTD. 2023

SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



BOUNDARY LINE	LEGEND
BUILDING	
OVERHEAD UTILITIES	
FENCE	
BRICK	
WOOD DECK	
CONCRETE	

STATE FIRM REGISTRATION NUMBER 10193797



This survey is hereby
accepted and approved.

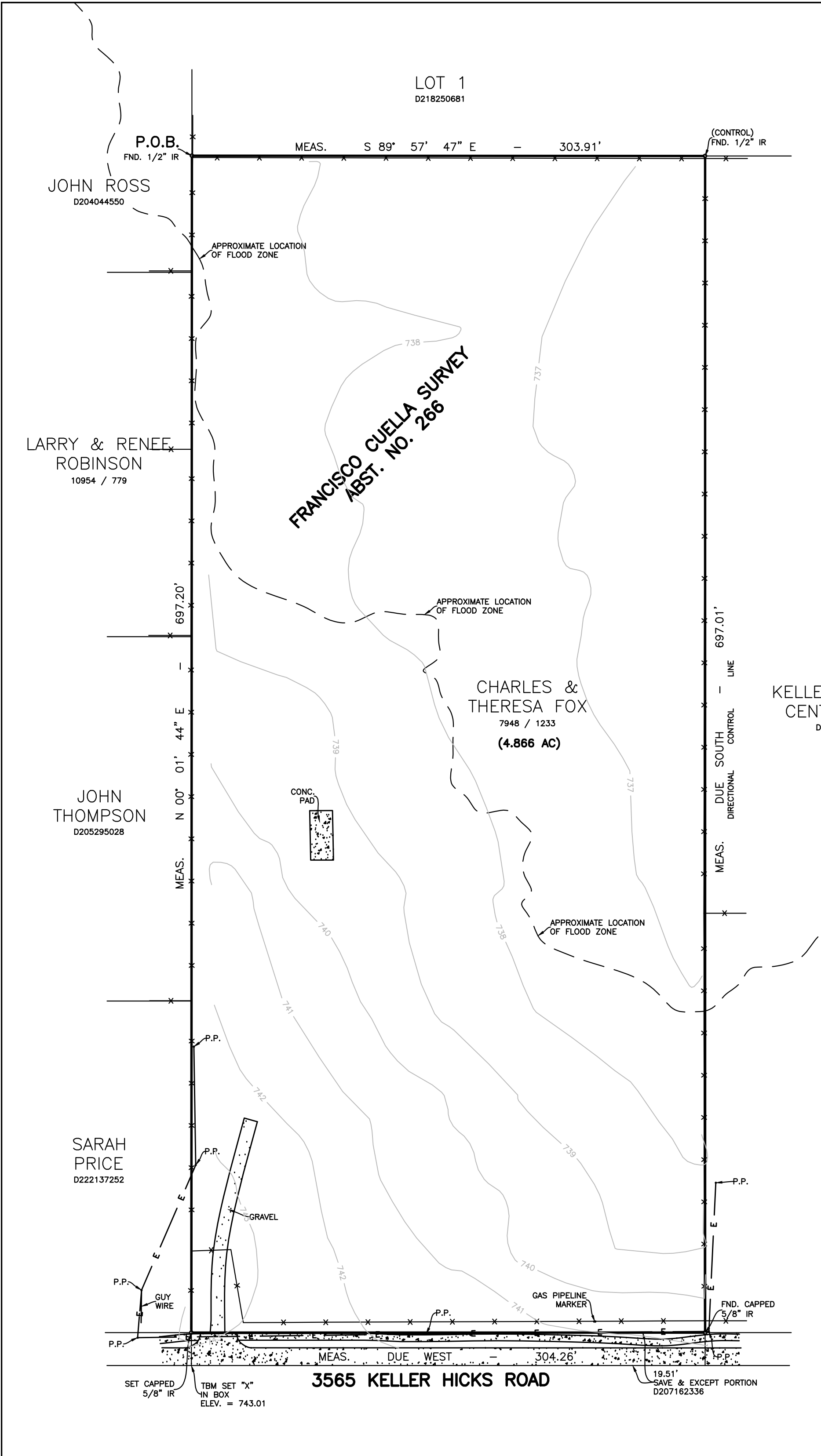
Purchaser

Purchaser

Date

DRAWN BY: JO

DATE: 8-5-24



Reference No: 2407253565 G.F. No:
Title Co:
Purchaser:

PROPERTY DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the FRANCISCO CUELLA SURVEY, Abstract No. 266, Tarrant County, Texas and being described in deed to Charles and Theresa Fox as recorded in Volume 7948, Page 1233, Deed Records, Tarrant County, Texas; SAVE AND EXCEPT that portion conveyed to the City of Fort Worth as recorded in D207162336, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for the northwest corner of the herein described tract, same being the southwest corner of Lot 1, Block 1, St. Meena Coptic Orthodox Church Addition, according to the plat recorded in D218250681, Deed Records, Tarrant County, Texas;

THENCE South 89 degrees 57 minutes 47 seconds East, in the common line between said herein described tract and Lot 1, a distance of 303.91 feet to a found 1/2 inch iron rod for corner;

THENCE Due South, in the common line between said herein described tract and that certain tract conveyed to Keller Islamic Center, LLC as recorded in D220076168, Deed Records, Tarrant County, Texas, a distance of 697.01 feet to a found 5/8 inch capped iron rod for corner;

THENCE Due West, in the north line of the aforementioned save and except tract and in the north line of Keller Hicks Road, a distance of 304.26 feet to a set 5/8 inch capped iron rod for corner;

THENCE North 00 degrees 01 minutes 44 seconds East, departing said Keller Hick Road and in the common line between said herein described tract and that certain tract conveyed to Sarah Price as recorded in D222137252, Deed Records, Tarrant County, Texas, John Thompson as recorded in D205295028, Deed Records, Tarrant County, Texas, Larry and Renee Robinson as recorded in Volume 10954, Page 779, Deed Records, Tarrant County, Texas and John Ross as recorded in D204044550, Deed Records, Tarrant County, Texas, a distance of 697.20 feet to the POINT OF BEGINNING and containing 4.866 acres of land, more or less.

GENERAL NOTES:

1. Prior to planning and construction, consult with all applicable governing entities (i.e. Municipal Departments, Homeowners Associations) regarding building setback requirements for this property.
2. Elevations are derived from City of Fort Worth Benchmark No. 8717 with an elevation of 650.107.
3. Floodplain limits as shown are scaled from the FEMA Flood Insurance Rate Map and represent an estimate of the actual location. Actual floodplain limits will vary from what is shown and require a detailed elevation study to show actual limits.

According to FIRM Map 48439C 0060 K 09-25-09 This property is located in Zone AE, which is in the 100 year special flood hazard area. THE ABOVE FLOOD STATEMENT IS BASED ON THE MAP PANEL SHOWN, AND WHILE THIS SURVEY MAY NOT SHOW THE PROPERTY TO BE IN THE 100 YEAR SPECIAL FLOOD HAZARD AREA, ALL FLOOD ZONES ARE SUBJECT TO SOME DEGREE OF FLOODING. FOR MORE INFORMATION CONTACT THE LOCAL FLOODPLAIN ADMINISTRATOR OR FEMA.

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE
SURVEYING LTD.
www.prolinesurveyors.com

Ph# 817-276-1148 info@prolinesurveyors.com
© Proline Surveying, LTD. 2023
SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



BOUNDARY LINE	LEGEND
BUILDING	
OVERHEAD UTILITIES	
FENCE	
BRICK	
WOOD DECK	
CONCRETE	

STATE FIRM REGISTRATION NUMBER 10193797



This survey is hereby accepted and approved.

Purchaser
Purchaser
Date

DRAWN BY: JO DATE: 8-5-24

SCALE: 1" = 50'

Exhibit Map

