



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-25-027

Aerial Photo Map



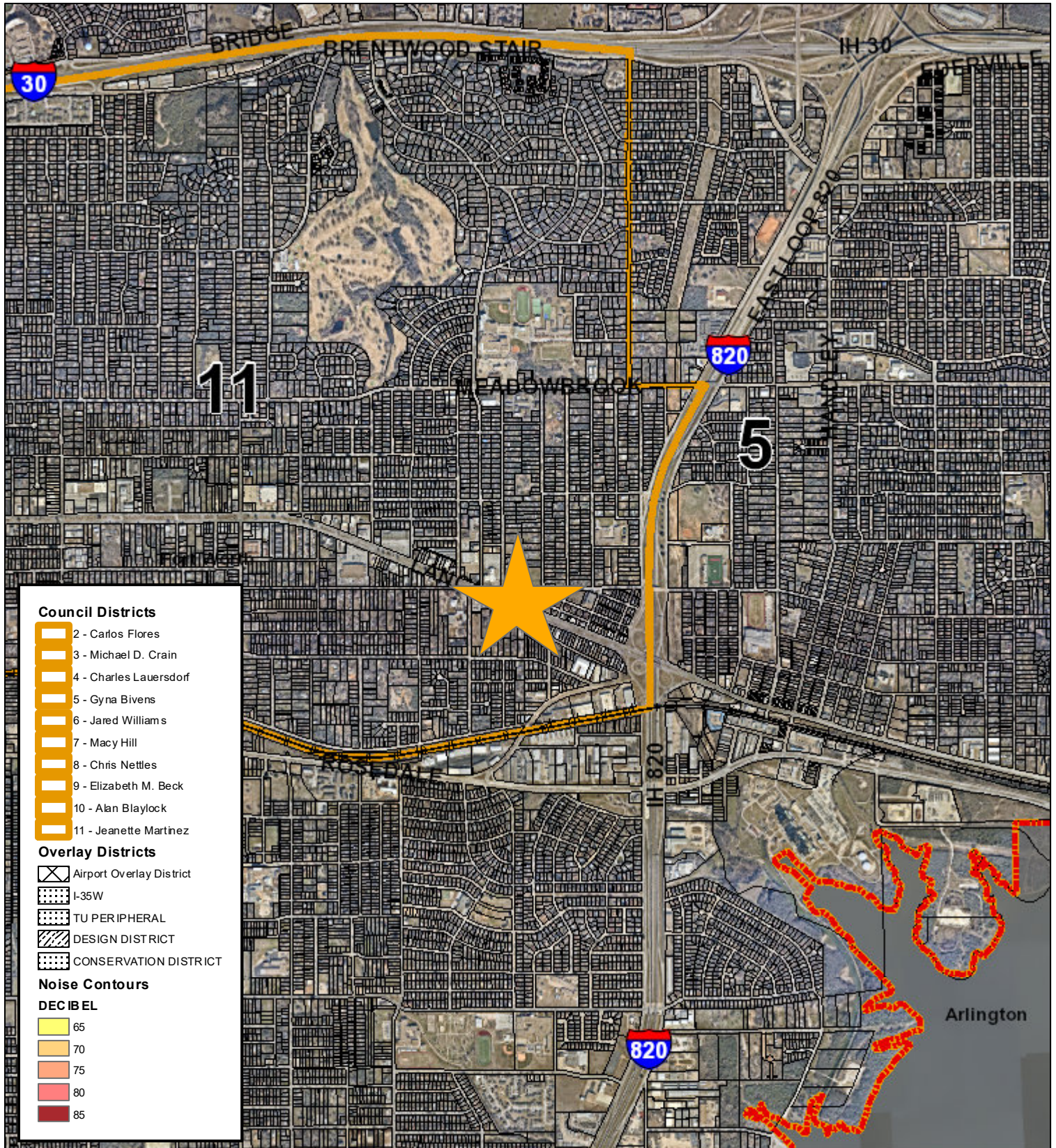
0 125 250 500 Feet





ZC-25-027

Area Map



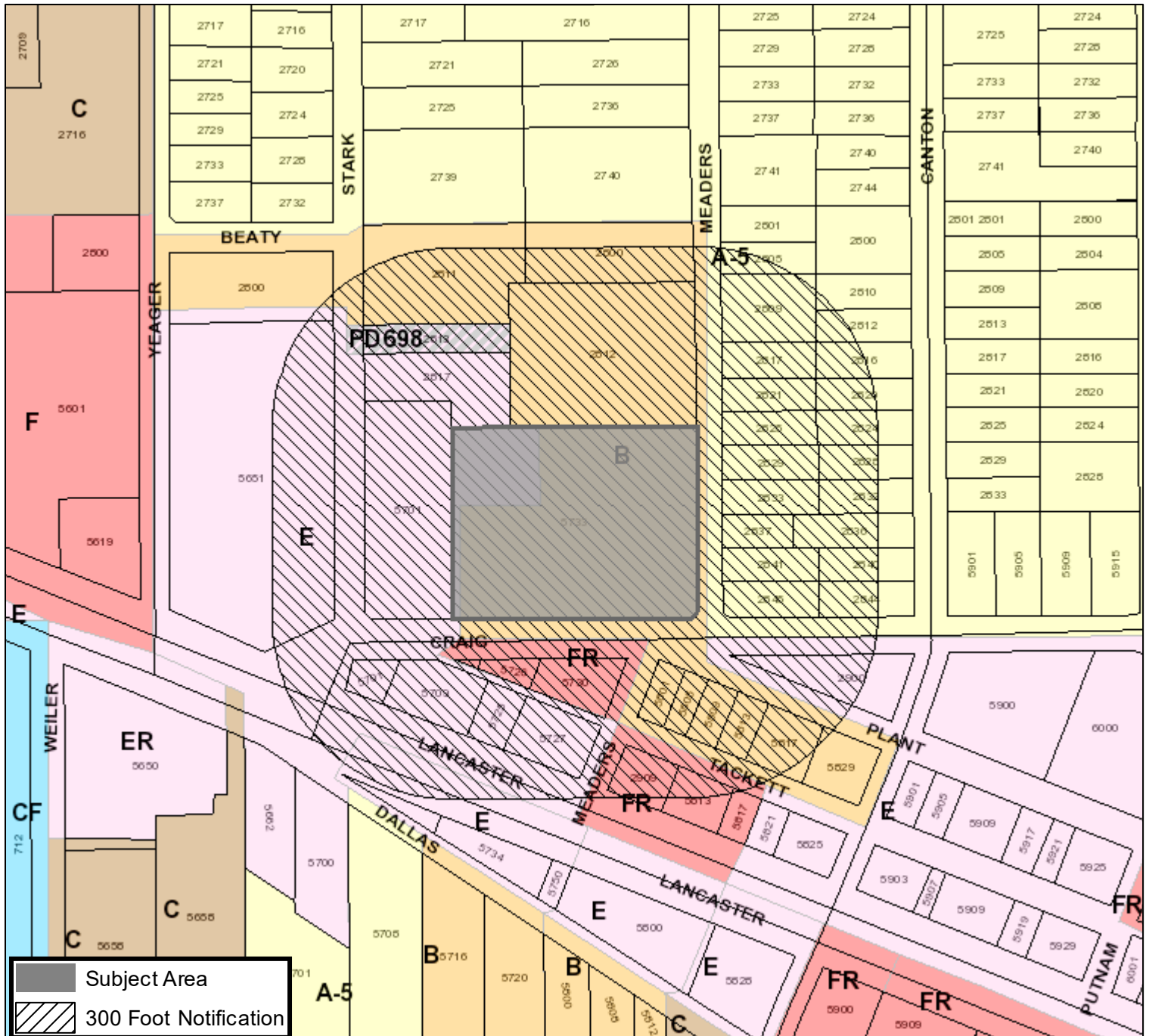
0 1,000 2,000 4,000 Feet



ZC-25-027

Area Zoning Map

Applicant: GFC Leasing Corp. / CSH Ave. at Lancaster
Address: 5733 Craig Street
Zoning From: B, E
Zoning To: D
Acres: 3.00126992
Mapsc0: Text
Sector/District: Eastside
Commission Date: 6/11/2025
Contact: 817-392-8028



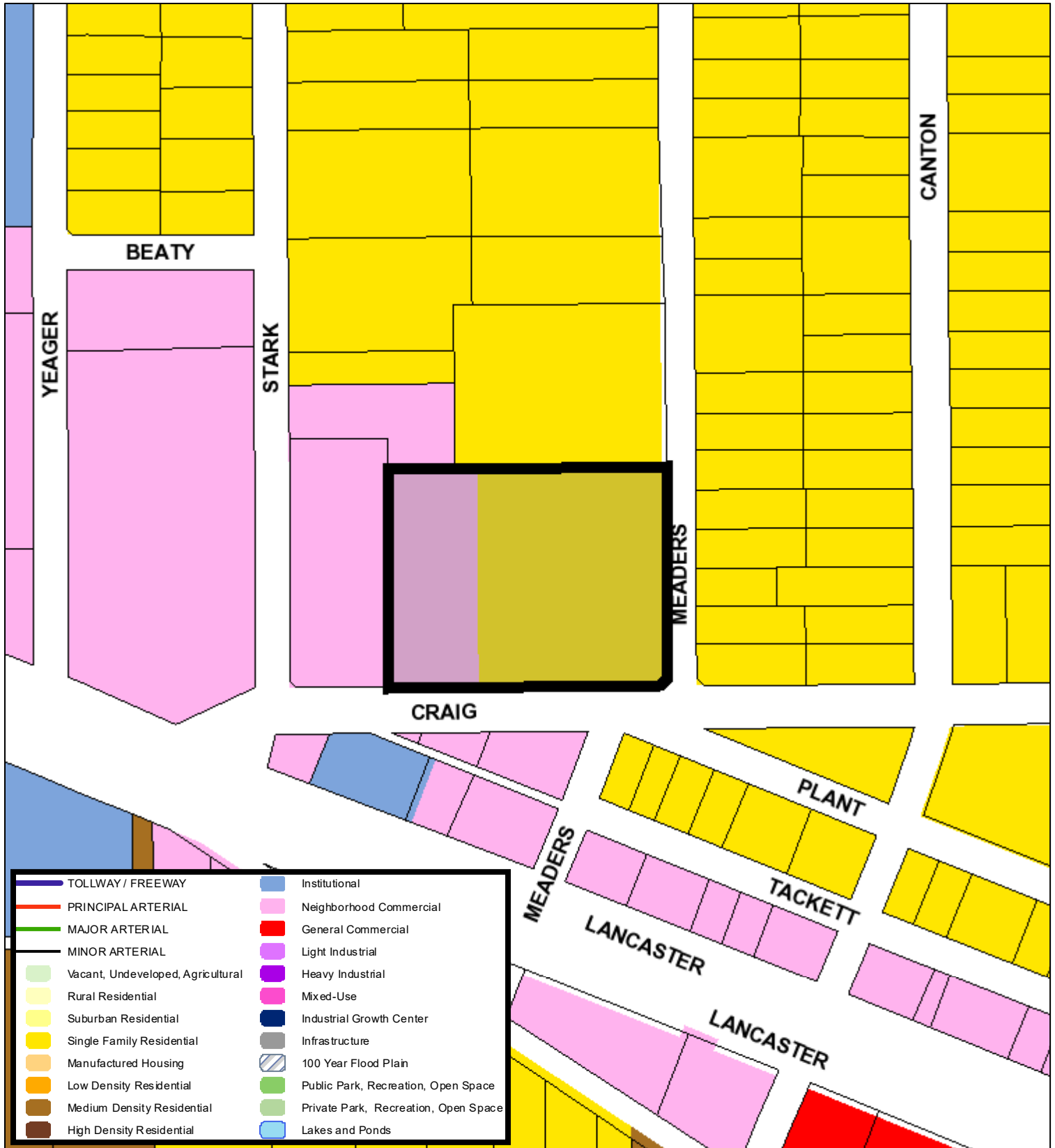
0 120 240 480 Feet

Created: 5/20/2025 9:06:07 AM



ZC-25-027

Future Land Use



190 95 0 190 Feet

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



Created: 5/22/2025 2:00:50 PM



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER GFC Leasing Corporation / Michael Parmerlee as Contact

Mailing Address 1131 Rockingham Drive, Suite 250 City, State, Zip Richardson, Texas 75080

Phone 972-831-0911 Email michaelp@legaldepts.com

APPLICANT CSH Avenue at Lancaster, Ltd. - Russ Michaels

Mailing Address 3701 Kirby Drive, Suite 860 City, State, Zip Houston, Texas 77098

Phone 212-960-3913 Email russ@csh-vault.com

AGENT / OTHER CONTACT Jason Knotowicz (as Other Contact)

Mailing Address 4203 Brookhollow Drive City, State, Zip Colleyville, Texas

Phone 469-594-9621 Email jason@vigilancedevelopment.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): 5733 Craig Street, Fort Worth, Texas 76112

Total Rezoning Acreage: 3.00 ☒ 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): Lot 2R1 of Block A of the Holman Subdivision

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 3.00 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 checked="" 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): "B" Two Family Proposed Zoning District(s): "PD" Planned Development

Current Use of Property: Vacant Land

Proposed Use of Property: Multifamily/ Senior/ A e-Restricted Apartments

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: "D" High Density Multifamily

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.

The Subject Property to be considered by this zoning change application is a 3.00 acre tract located at 5733 Craig Street Road (aka Lot 2RI Block A of the Holman Subdivision) and currently zoned "B," Two Family. The Applicant is requesting to change the zoning designation of the Subject Property to "PD" Planned Development with a base zoning of "D" High Density Multifamily. At the request of the The Hanley Neighborhood Association, applicant is requesting a change in zoning to a PD instead of a straight zoning change to "D".

The zoning change would accommodate the development of the proposed Avenue at Lancaster, a mixed-income apartment community providing affordable housing choices to seniors in the Fort Worth and surrounding communities. Avenue at Lancaster will be Class A new construction offering up to 81 units (by this zoning change) in a mix of 1-bedroom and 2-bedroom unit configurations; will include the construction of upscale resident amenities and a luxury community center; and will provide a robust program of resident empowerment services. At the time this zoning change application is submitted to development services staff (2/3/2025), the City's Neighborhood Services department has also received a 2025 City of Fort Worth Housing Tax Credit Resolution Application from the Applicant to consider support for the proposed Avenue at Lancaster development. The Applicant anticipates that the City Council will consider and provide full support for the proposed development by the time this zoning change application is considered by the Zoning Commission.

The Subject Property is situated along Craig Street, just north of the E Lancaster Ave commercial corridor, and among a variety of surrounding commercial, retail and residential uses. The surrounding land uses immediately to the north and east are residential in nature consisting of mainly single family uses. The other immediate surrounding land uses are commercial in nature, including a restaurant and bank immediately to the west, and retail and auto repair uses to the south and fronting E Lancaster Ave. The proposed development is consistent with the mix of commercial and residential uses in this area and along East Lancaster Avenue.

The Subject Property is located within Neighborhood Empowerment Zone Area #6. The proposed development contributes to the City's revitalization efforts in this NEZ Area by providing mixed-income affordable housing to residents in need, emphasizing new construction, fair housing practices, increased attainable housing choices, and a multi-million dollar investment into improvements that revitalize the community and area.

The location of the proposed Avenue at Lancaster is consistent with the Housing Focus Areas section of the Comprehensive Plan and aligns with the following:

- Promoting vibrant neighborhoods through the City's Neighborhood Empowerment Zone (NEZ) program
- The project location is within 2 miles of a major employment center, or within ¼ mile of existing or proposed rail transit stations or bus routes;
- Within an urban-village, growth center, neighborhood empowerment zone or special district;
- Promoting vibrant mixed-income and mixed use neighborhoods in downtown, urban villages, and NEZ locations;
- The City of Fort Worth's Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing;
- Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.

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.](#)
(Yes - Through the Neighborhood Services Resolution of Support Application process)

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.

(Yes - Through the Neighborhood Services Resolution of Support Application process)

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.

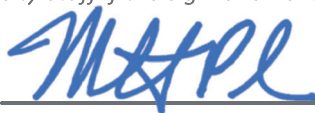
I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public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



Owner's Name (Printed): GFC Leasing Corp., LLC, by Michael Parmerlee

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) CSH Avenue at Lancaster Ltd. - Russ Michaels 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:

LOT 2R1 OF BLOCK A OF THE HOLMAN SUBDIVISION

(CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

Michael Parmerlee, President

Owner's Name (Printed)



Applicant or Agent's Signature

Russ Michaels

Applicant or Agent's Name (Printed):

SITE DATA
ACRES 3
1 BUILDING (INCLUDES ONE, TWO AND THREE STORY SECTIONS)
TOTAL UNITS 81
UNITS/ACRE 27
KNOWN EASEMENTS SHOWN
NO KNOWN FLOODPLAIN
DETENTION AREA SHOWN

SITE AMENITIES

- AMENITY AREA
- CLUBHOUSE

BUILDING KEY

1

A

← BUILDING NUMBER

← BUILDING TYPE

UNIT TABULATION			
TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	75 (93%)	600 S.F.	45,000 S.F.
B1 - TWO BEDROOM, TWO BATH	6 (7%)	850 S.F.	5,100 S.F.
TOTAL	81 (100%)		50,100 S.F.

ACCESSIBLE UNITS

TOTAL UNITS 81

ADA UNITS (5% OF TOTAL UNITS) 5

A1 HC UNITS 4

B1 HC UNITS 1

H&V UNITS (2% OF TOTAL UNITS) 3

A1 HV UNITS 2

B1 HV UNITS 1

..... ACCESSIBLE ROUTE

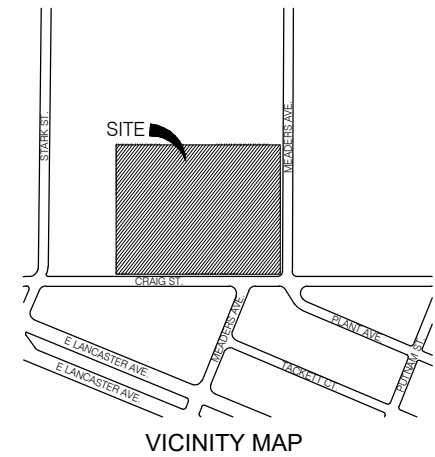
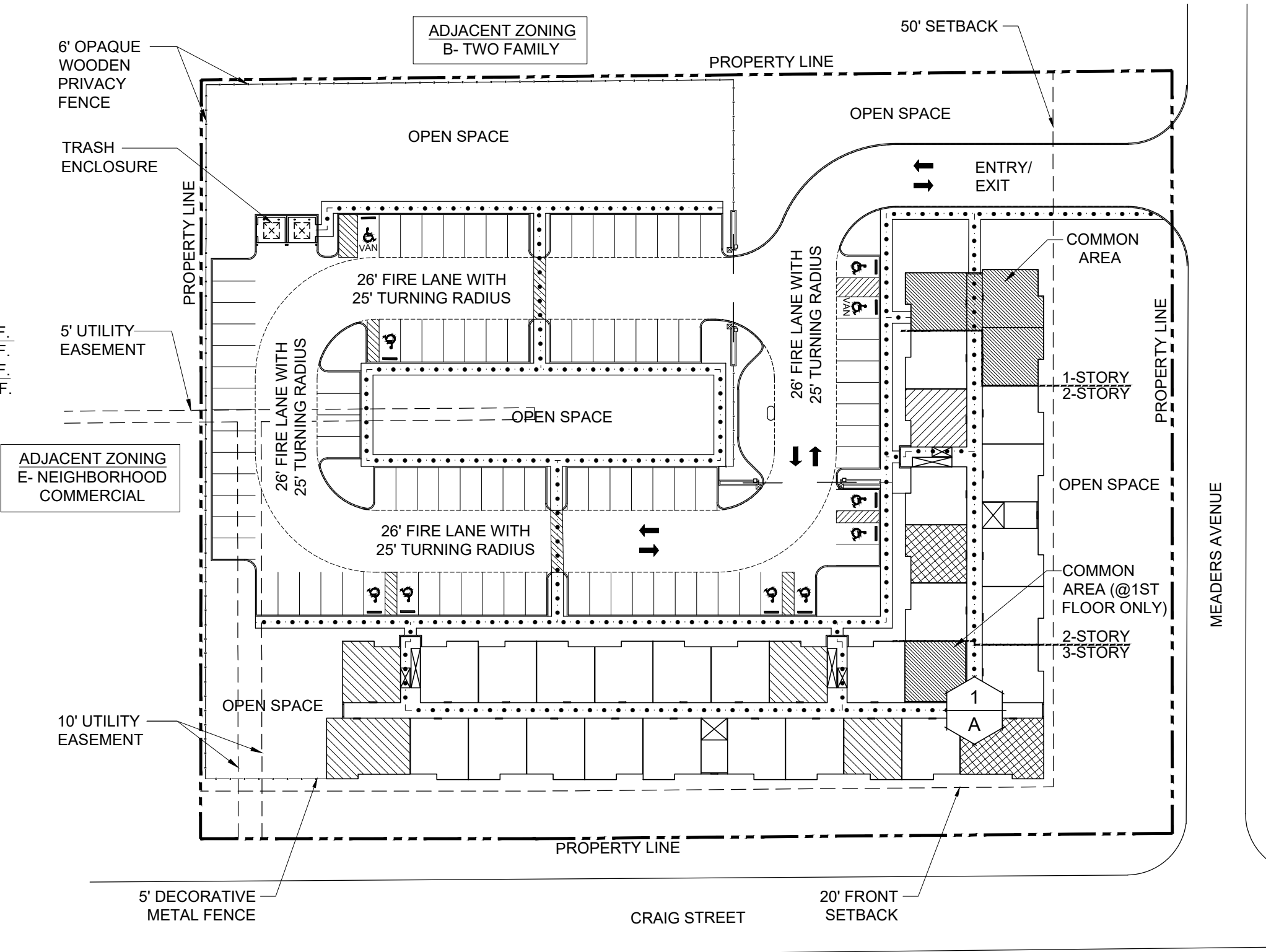
PARKING REQUIRED	
1 PER BEDROOM	87
1 PER 250 SQ FT COMMON AREA	10
TOTAL	97

PARKING PROVIDED	
STANDARD SPACES	89
ACCESSIBLE SPACES	08
VAN ACCESSIBLE	02
TOTAL	99

PARKING RATIO = 1.22

BUILDING TABULATION				
TYPE	A			TOTAL
	1-STORY	2-STORY	3-STORY	
UNITS/ BUILDING	-	18	63	81
BREEZEWAY S.F.	155 S.F.	2,680 S.F.	7,617 S.F.	10,452 S.F.
NET RENTABLE S.F.	-	10,800 S.F.	39,300 S.F.	50,100 S.F.
COMMON AREA	1,800 S.F.	-	674 S.F.	2,474 S.F.
TOTAL GROSS BLDG S.F.	1,955 S.F.	13,480 S.F.	47,591 S.F.	63,026 S.F.

OPEN SPACE : 42.3%



Legal Description:

Being lot 2R2, Block A of the Holman Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Document No. D216295179, of the Plat Records, Tarrant County, Texas. ss.

- GENERAL NOTES:
- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMTNS FOR SECTION 6.301.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - ALL PROVIDED LIGHTING WILL CONFROM TO THE LIGHTING CODE.
 - THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS(MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.

ARCHITECT

CROSS ARCHITECTS, PLLC

1285 W. 15TH STREET, SUITE 125

PLANO, TX 75075

P (972) 398-6644

CONTACT: ADAM EVERETT

DEVELOPER/OWNER

CSH AVENUE AT LANCASTER, LTD.

3701 KIRBY DRIVE SUITE 800

HOUSTON, TX 77098

P (713) 526-6634

SURVEYOR

EAGLE SURVEYING, LLC

210 SOUTH ELM STREET, SUITE 104

DENTON, TEXAS 76201

P (940) 222-3009

ENGINEER

CARNEY ENGINEERING, PLLC

5465 LEGACY DRIVE, SUITE 650

PLANO, TX 75024

P (469) 443-0861 - OFFICE

P (469) 855-8991 - CELL

Director of Development Services: _____ Date: _____

AVENUE AT LANCASTER - Site Plan

Zoning Case Number: ZC-25-027
Address: 5733 Craig Street, Forth Worth, Texas 76112

1 INCH = 50 FEET



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.comRON WRIGHT
Tax Assessor-CollectorTAX CERTIFICATE FOR ACCOUNT : 00040617955
AD NUMBER: 19040 1R1
CERTIFICATE NO : 70229004
COLLECTING AGENCY
RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018DATE : 12/8/2016
FEE : \$10.00
PROPERTY DESCRIPTION
HOLMAN SUBDIVISION LOT 1R1

PAGE 1 OF 1

REQUESTED BY
G.C. FT WORTH- CRAIG 2016, LTD
1131 ROCKINGHAM DR #250
RICHARDSON TX 750800005701 CRAIG ST
2.2441 ACRES
PROPERTY OWNER
CHESAPEAKE LAND DEV CO LLC
6100 N WESTERN AVE
OKLAHOMA CITY OK 731181044

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2016	CITY OF FORT WORTH	\$0.00
2016	Tarrant County	\$0.00
2016	TARRANT REGIONAL WATER DIST.	\$0.00
2016	JPS HEALTH NETWORK	\$0.00
2016	TARRANT COUNTY COLLEGE	\$0.00
2016	FORT WORTH ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : G.C. FT WORTH- CRAIG 2016, LTD

ACCOUNT NUMBER: 00040617955

TOTAL CERTIFIED TAX: \$0.00

BY: *Margaret Chang* TARRANT COUNTY TAX OFFICEBY: *[Signature]* TARRANT COUNTY TAX OFFICE

D216286179

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Filed For Registration: 12/19/2016 2:05 PM
Instrument #: D216286179
PLAT A 4 PGS \$69.00

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.comRON WRIGHT
Tax Assessor-CollectorTAX CERTIFICATE FOR ACCOUNT : 00040617963
AD NUMBER: 19040 2R
CERTIFICATE NO : 70229007
COLLECTING AGENCY
RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018DATE : 12/8/2016
FEE : \$10.00
PROPERTY DESCRIPTION
HOLMAN SUBDIVISION LOT 2R

PAGE 1 OF 1

REQUESTED BY
G.C. FT WORTH- CRAIG 2016, LTD
1131 ROCKINGHAM DR #250
RICHARDSON TX 750800005733 CRAIG ST
1.972 ACRES
PROPERTY OWNER
CHESAPEAKE LAND DEV CO LLC
6100 N WESTERN AVE
OKLAHOMA CITY OK 731181044

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2016	CITY OF FORT WORTH	\$0.00
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2016	TARRANT REGIONAL WATER DIST.	\$0.00
2016	JPS HEALTH NETWORK	\$0.00
2016	TARRANT COUNTY COLLEGE	\$0.00
2016	FORT WORTH ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : G.C. FT WORTH- CRAIG 2016, LTD

ACCOUNT NUMBER: 00040617963

TOTAL CERTIFIED TAX: \$0.00

BY: *Margaret Chang* TARRANT COUNTY TAX OFFICEBY: *[Signature]* TARRANT COUNTY TAX OFFICE

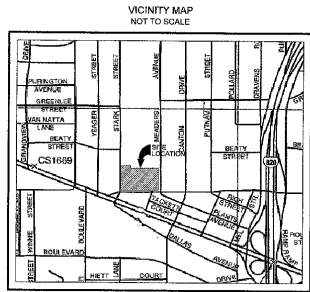
MARY LOUISE GARCIA
COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401
PHONE (817) 884-1195

MATTHEW PARMERLEE
6145 ANITA ST
DALLAS, TX 75214

Submitter: MATTHEW PARMERLEE



GENERAL PLAT NOTES

1. All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
2. This property is located in "Non-shaded Zone X" as stated from the F.E.M.A. Flood Insurance Rate Map dated September 20, 2009 and is located in Community Number 485952 as shown on Map Number 4849000300R. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
3. The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.

WATER/WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

SIDEWALKS

Sidewalks and street lights are required adjacent to both sides of all public and private streets and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

BUILDING PERMITS

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.

PARKWAY PERMIT

Parosway improvements such as curb & gutter, pavement, turn, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

PRIVATE MAINTENANCE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or unplatted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

COVENANTS OR RESTRICTIONS ARE UNALTERED

This Plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

STORMWATER MANAGEMENT PLAN

A final stormwater management plan shall be required and acceptance of this plan is required by the City of Fort Worth prior to any land disturbance activity related to development of Block A, Lot 2R1 of Holman Subdivision.

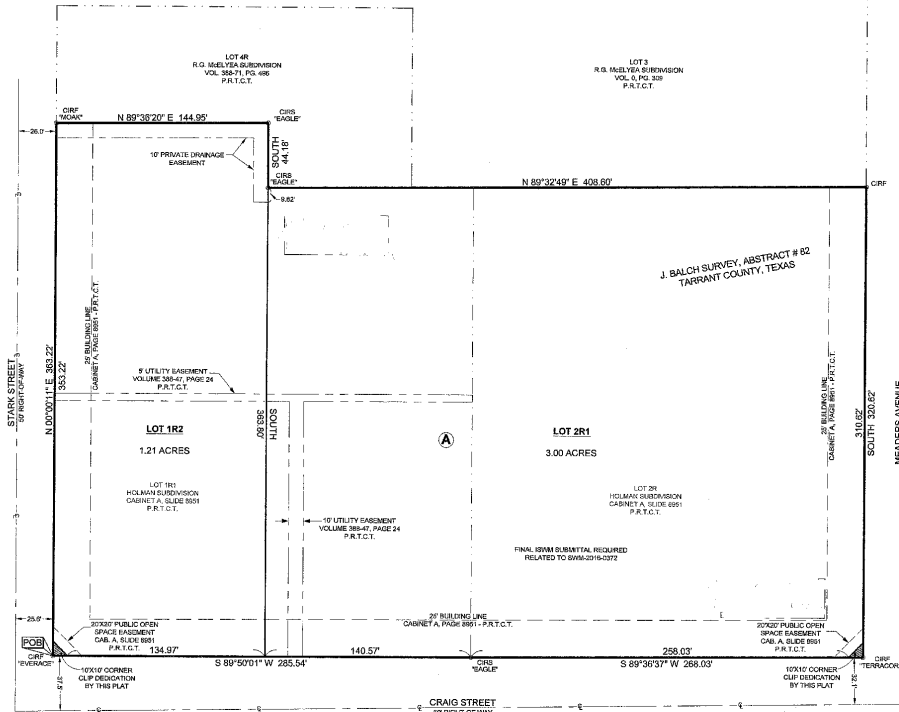
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 12/16/2016
By: [Signature] Chairman
By: [Signature] Secretary

LEGEND

IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CRIS = CAPPED IRON ROD SET
R.O.W. = RIGHT OF WAY
POB = POINT OF BEGINNING
— C — = CENTERLINE OF ROAD



OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, G.C. FT. WORTH - CRAIG 2016, LTD., acting by and through the undersigned, is the sole owner of all that certain tract or parcel of land located in the J. Balch Survey, Abstract Number 82, Tarrant County, Texas, being all of Lots 1R1 & 2R1 of Holman Subdivision, an addition to the City of Fort Worth according to the Plat thereof recorded in Cabinet A, Slide 8851, Plat Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" capped iron rod stamped "Everscore" found for the Southwest corner of the herein described tract, at the Northeast corner of the intersection of Craig Street (69' R.O.W.) and Stark Street (69' R.O.W.);

Thence North 00°00'11" East with the East Right-of-Way of said Stark Street for a distance of 363.22 feet to a 1/2" capped iron rod stamped "Mook" found for the Northwest corner of the herein described tract and being the Southwest corner of Lot 4R1 of R.G. McElvay Subdivision, an addition to the City of Fort Worth according to the Plat thereof recorded in Volume 385-71, Page 466, Plat Records of Tarrant County, Texas;

Thence North 89°30'20" East with the southern boundary line of said Lot 4R1 passing at 141.16 feet a 5/8" capped iron rod found stamped "9044", continuing along said course, in all a total distance of 144.95 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner;

Thence South with the corner of said Lot 4R1 for a distance of 44.16 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner;

Thence North 89°32'49" East with the most southerly boundary line of said Lot 4R1 and the southern boundary line of Lot 3 of R.G. McElvay Subdivision, an addition to the City of Fort Worth according to the Plat thereof recorded in Volume 3, Page 309, Plat Records of Tarrant County, Texas, for a distance of 498.60 feet to a 1/2" capped iron rod found for the Northeast corner of the herein described tract, and being the Southeast corner of said Lot 3, said point lies in the West Right-of-Way line of Meades Avenue (50' R.O.W.);

Thence South with the West Right-of-Way line of said Meades Avenue for a distance of 222.62 feet to a 1/2" capped iron rod stamped "Terracorp Surveyors" found for the Southeast corner of the herein described tract, said point lies at the Northwest intersection of said Craig Street & Meades Avenue;

Thence South 89°50'01" West continuing along the North Right-of-Way line of said Craig Street for a distance of 285.54 feet to the POINT OF BEGINNING and there terminating, enclosing 4.21 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, G.C. FT. WORTH - CRAIG 2016, LTD., BEING THE OWNERS OF THE ABOVE DESCRIBED PARCEL DO HEREBY ADOPT THE HEREIN MAP AS CORRECTLY REPRESENTING OUR PLAN OF SUBDIVISION TO BE KNOWN AS HOLMAN SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS AND DO DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS AS SHOWN THEREON.

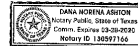
OWNER: G.C. FT. WORTH - CRAIG 2016, LTD.
BY: GFC LEASING CORP., LLC (GENERAL PARTNER)

BY: [Signature] 12/7/16
MARK S. FARMERLEE
PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th day of December, 2016 BY MARK S. FARMERLEE, PRESIDENT OF GFC LEASING CORP., LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF G.C. FT. WORTH - CRAIG 2016, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
[Signature] Dana Noelia Astor
MY COMMISSION EXPIRES ON 3-28-2020



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF TARRANT

I, ERNEST WOORSTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "EAGLE SURVEYING" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

[Signature] 7 DEC 2016
ERNEST WOORSTER, R.L.P.S. # 6509
DATE



STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST WOORSTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 7th DAY OF December, 2016.

[Signature] JOHN COX, NOTARY PUBLIC, TEXAS
MY COMMISSION EXPIRES JULY 11, 2020.



12-15-16

FINAL PLAT
HOLMAN SUBDIVISION
LOTS 1R2 & 2R1, BLOCK A

CITY PROJECT NUMBER
FS-16-163

BEING A REPLAT OF LOTS 1R1 & 2R1, HOLMAN SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN CABINET A, PAGE 8851, P.L.R.T., AND BEING 4.21 ACRES OF LAND SITUATED IN THE J. BALCH SURVEY, ABSTRACT NO. 82, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

JOB #: 16-07-16 RP
DATE: 12/7/2016
DRAWN BY: JDC

OWNER
G.C. FT. WORTH - CRAIG 2016, LTD.
131 ROCKINGHAM ROAD
SUITE: 250
RICHARDSON, TX 75080
972.831.0911

ENGINEER
THOMAS SITE DEVELOPMENT
ENGINEERING, INC.
2004 BEDFORD ROAD
SUITE: 200
BEDFORD, TX 76021
214.680.2728

SURVEYOR
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009