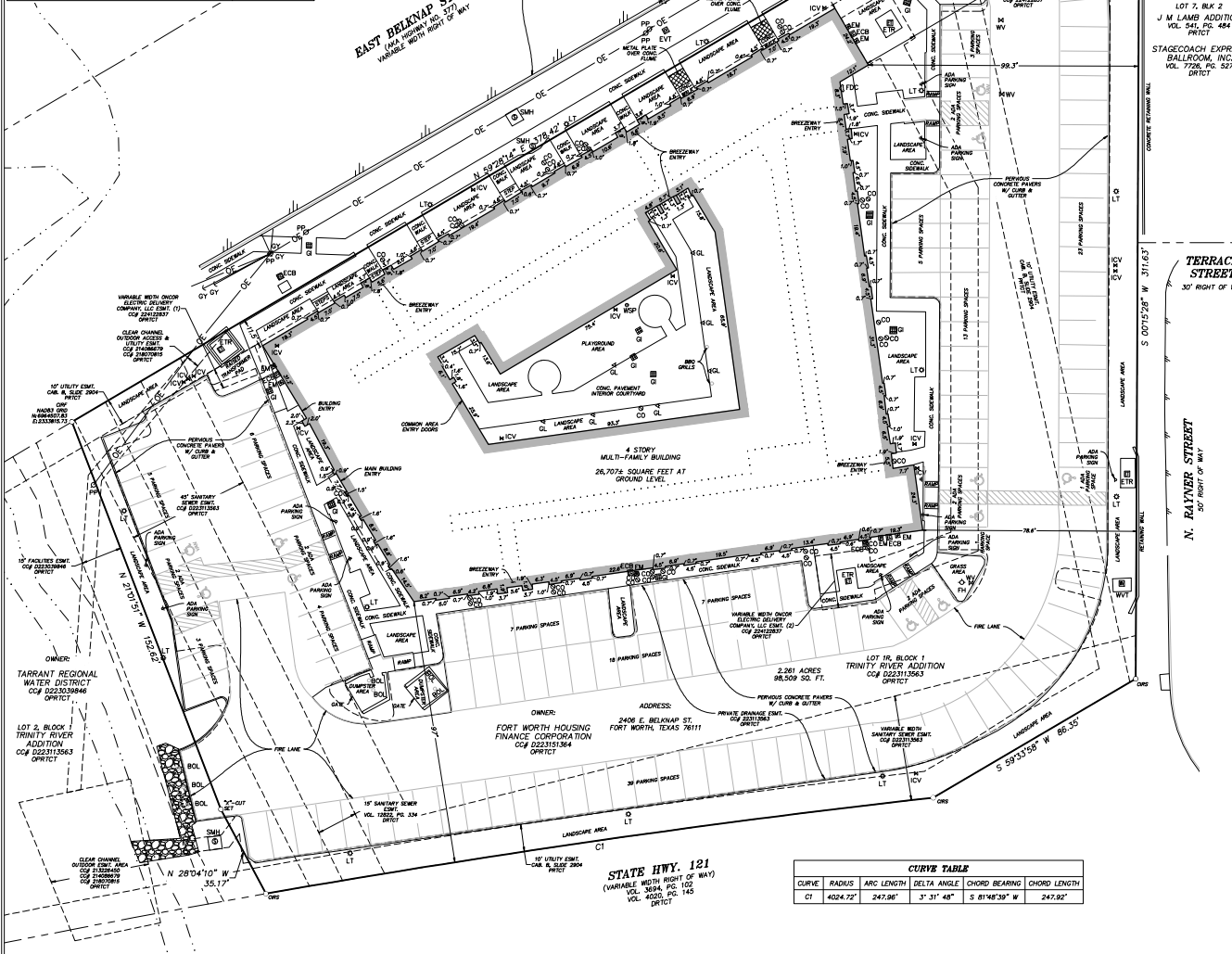


ZONING: MU-2, SECTION 4.1302		
Setback Requirement	Distance	
1. Primary street (min./max.)	0/20'	
2. Side street (min./max.)	0/20'	
3. Rear yard (min.)	5'	
4. "Common lot line (min.)	0'	
*Subject to building code spacing requirements		

Maximum Building Height And Use	Maximum Units Per Acre
Up to 4 stories, single use	70 units/acre
5 stories, single use	Unlimited
6 stories, single use, with height bonus (structured parking or open space)	Unlimited
7-9 stories, single use, with height bonuses (structured parking and open space)	Unlimited
10 stories, mixed-use	Unlimited



LEGAL DESCRIPTION

LOT 16, BLOCK 1 TRINITY RIVER ADDITION (REPLAT), A SUBDIVISION IN FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 022311563 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

- \* GENERAL NOTES \*
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
  - BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE NORTHWEST CORNER IS 0.00054". DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000150772746.
  - ALL CORNERS CALLED "CORS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MMA". (TABLE "A", ITEM 1)
  - BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "M", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "M", AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND ZONE "M", BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 444800010L, MAP REVISED MARCH 21, 2018. THE SURVEYOR OFFERS NO OPINION AS TO THE FLOOD POTENTIAL OF THE SUBJECT PROPERTY. (TABLE "A", ITEM 3)
  - ACCORDING TO THE ZONING VERIFICATION LETTER PROVIDED TO SURVEYOR BY CLIENT, DATED MARCH 1ST, 2021, FROM THPCA, THE CURRENT ZONING FOR BOTH 2406 AND 2412 E. BELKNAP STREET IS MH-2 (HIGH INTENSITY MIXED-USE). PER SECTION 4.1302 (HIGH INTENSITY MIXED-USE "MH-2") OF THE CITY OF FORT WORTH CODE OF ORDINANCES, MULTIFAMILY RESIDENTIAL DEVELOPMENTS ARE A PERMITTED USE WITHIN THIS ZONING DISTRICT. NO ZONING REPORT HAS BEEN PROVIDED. (TABLE "A", ITEM 6a and 6b)
  - 1 MULTIFAMILY BUILDING OBSERVED ON SUBJECT PROPERTY. (TABLE "A", ITEM 7(a), 7(b)(1)).
  - THE SUBJECT TRACT CONTAINS 134 REGULAR PARKING SPACES AND 11 DISABLED PARKING SPACES. (TABLE "A", ITEM 8)
  - NO PARTY WALLS OBSERVED WHILE CONDUCTING THE FIELDWORK. (TABLE "A", ITEM 10)
  - THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR IN DISUSE. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE. (TABLE "A", ITEM 11)
  - DISTANCE TO NEAREST INTERSECTING STREET (DAKHOURT SCENE DRIVE) IS 52.5 FEET. (TABLE "A", ITEM 14)
  - THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, SOME ONGOING CONSTRUCTION OBSERVED AT THE TIME OF SURVEY. (TABLE "A", ITEM 16)
  - NO CHANGES IN STREET RIGHT-OF-WAY LINES, STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED BY THE SURVEYOR. (TABLE "A", ITEM 17)
  - THE SURVEY SHOWS ALL PLOTTABLE OFFSITE EASEMENTS, NO OFFSITE EASEMENTS PROVIDED BY THE CLIENT. THIS SURVEY HAS NOT BEEN ABSTRACTED FOR EASEMENTS EITHER ON OR OFF THE PROPERTY. (TABLE "A", ITEM 18)
  - THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE SURVEYOR'S CERTIFICATE.
  - PROPERTY HAS PEDESTRIAN AND VEHICULAR ACCESS TO EAST BELKNAP STREET, A VARIABLE WIDTH RIGHT-OF-WAY.



VICINITY MAP  
NO SCALE

1 inch = 20 ft.

LEGEND/ABBREVIATIONS

- IRF IRON ROD FOUND
- CORS 5/8" YELLOW PLASTIC CAPPED
- CIRF IRON ROD SET STAMPED "MMA"
- OPRTRCT OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- PRTRCT PLAT RECORDS, TARRANT COUNTY, TEXAS
- DEEDTRCT DEED RECORDS, TARRANT COUNTY, TEXAS
- ESMT EASEMENT
- VOL. VOLUME
- PG. PAGE
- UE UTILITY EASEMENT
- OE DRAINAGE EASEMENT
- OE OVERHEAD ELECTRIC
- SMH SANITARY SEWER MANHOLE
- SMH STORM DRAIN MANHOLE
- PP POWER POLE
- EM ELECTRIC METER
- EVT ELECTRIC VAULT
- WSP WATER SPOUT
- PPD TELEPHONE PEDESTAL
- PPD LIGHT POLE
- GY GUY ANCHOR
- GI GRATE INLET
- GL GROUND LIGHT
- GM GAS METER
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE

--- BOUNDARY LINE

--- ADJOINER LINE / LOT LINE

----- ORIGINAL LOT LINE

----- EASEMENT LINE

--- ROADWAY CENTERLINE

--- SURVEY LINE

--- TADOT CONTROL OF ACCESS LINE

ALTA/NSPS  
LAND TITLE SURVEY OF  
LOT 1R, BLOCK 1  
TRINITY RIVER ADDITION

SITUATED IN THE  
JOHN LITTLE SURVEY, ABSTRACT NO. 958  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

JANUARY 2025

SURVEYOR'S CERTIFICATE

TO: FORT WORTH HOUSING FINANCE CORPORATION AND CITY OF FORT WORTH, TEXAS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 17, 2024.

LOW E. HITTEN DATE: JANUARY 22, 2025  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 0883  
lhitten@monteasos.com



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4624.72'	247.90'	3° 31' 48"	S 81° 46' 38" W	247.92'

STATE HWY. 121  
(VARIABLE WIDTH RIGHT OF WAY)  
VOL. 3694, PG. 100  
VOL. 4026, PG. 145  
DRCT

**mima**

collecting, analyzing, managing, and sharing data

Survey registration number: 1-1288  
Survey registration/contract number: 1018000  
519 0001 800 444  
Bellingham, Texas 76010  
817-469-1871  
Fax: 817-274-8747  
www.mmitexas.com  
COPYRIGHT © 2025 MMA, INC.  
SHEET 1 OF 1