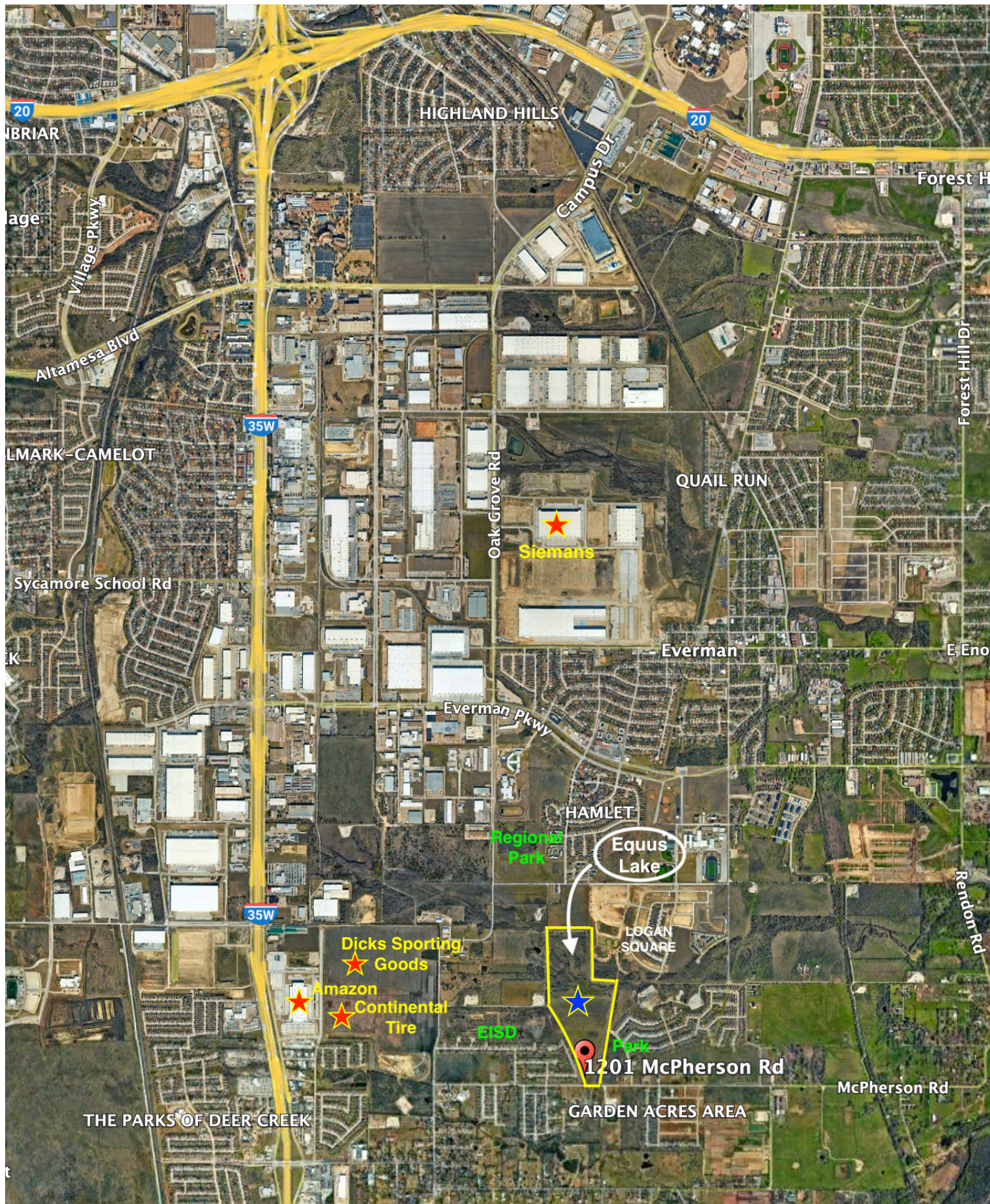
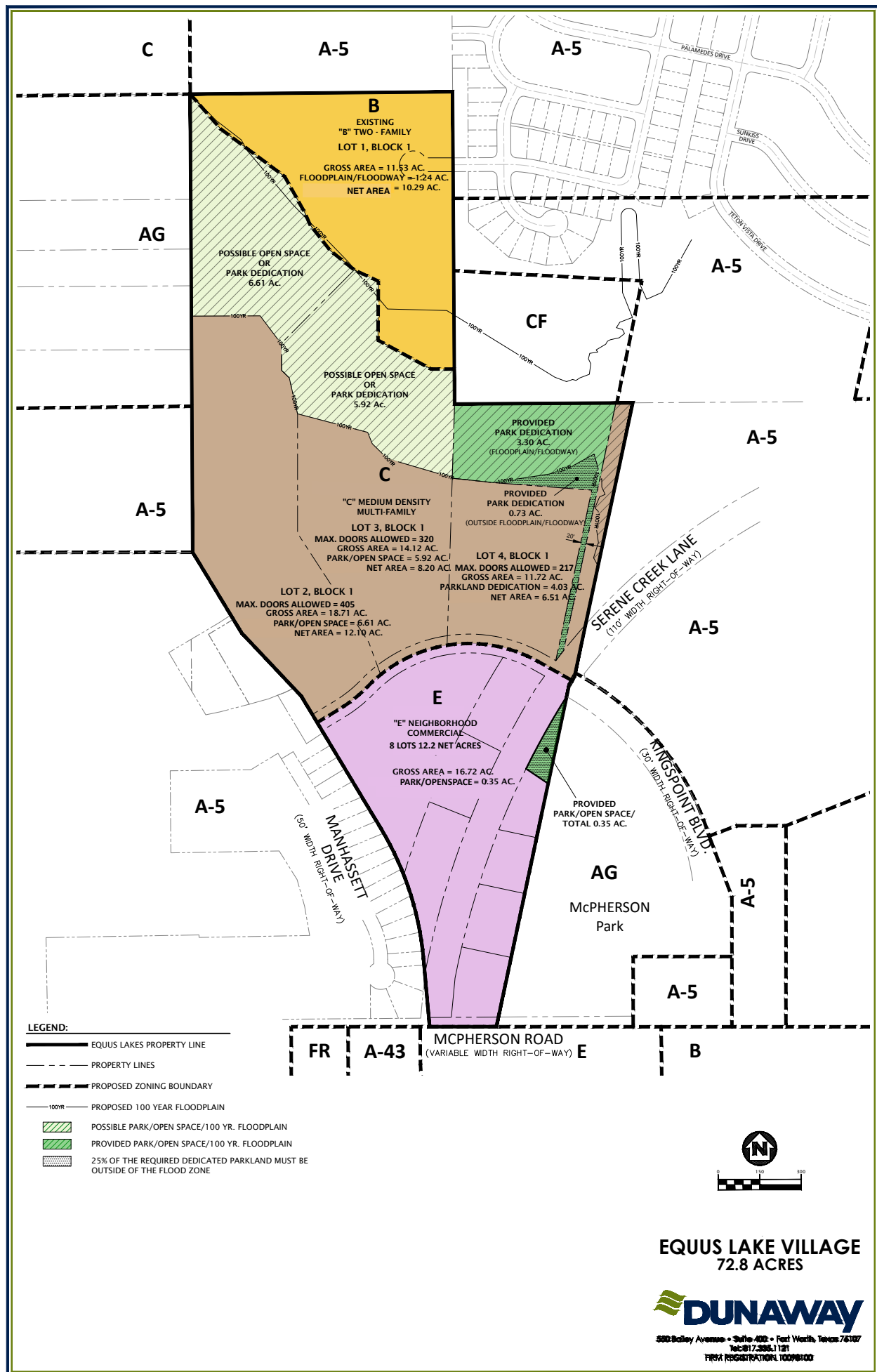


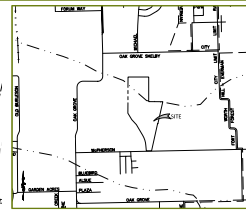
Location



- DFW Metroplex: 7.6 million population; 4th largest in U.S.; 3rd fastest growing.
- Tarrant County: 2.3 million population 3rd largest in TX; 10th fastest growing in U.S.
- Fort Worth: over 1 million population; 11th largest city in the U.S. Fastest growing large city in the U.S.; 5th best in economic growth
- Equus Lake Village:
 - 1.5 miles east of IH35W and 4.75 miles south of IH20.
 - Situated in one of the hottest submarkets in Tarrant County, at the future NE corner of McPherson Rd. & Wichita St./Serene Creek Blvd.
 - 5-15 minute vehicular access to:
 - JOBS: Major very rapidly expanding employment centers;
 - CBD: Vibrant downtown Fort Worth;
 - MEDICAL: Hospitals, medical centers, and a large rapidly growing hospital district;
 - EDUCATION: Tarrant County Community College; Elementary, Jr. High and High Schools (public & charter);
 - SERVICES: Near Southside, 2 shopping malls, and 2 power centers;
 - RECREATION: Regional and neighborhood park lands.
- Main Constraint for Future Growth: Limited housing supply, especially for workforce.







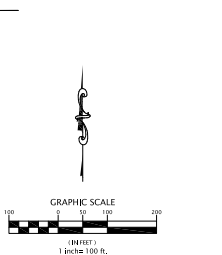
PREPARED BY:
DUNAWAY ASSOCIATES, P.C.
500 Bailey Avenue, Suite 400
Fort Worth, TX 76102

OWNER/DEVELOPER:
EQUUS LAKE, LLC
6709 Gascosa Place
Fort Worth, TX 76112

Curve Table			
Curve	Center	Radius	Chord Bearing
C1	288.00'	150.00'	104.00° 00' 00"
C2	288.00'	150.00'	104.00° 00' 00"
C3	288.00'	150.00'	104.00° 00' 00"
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C100	288.00'	150.00'	104.00° 00' 00"

SITE DATA	
Site Acreage	72.8 Acres
Existing Zoning	AC-2 (Single Family)
Proposed Zoning	AC-2 (Single Family)
Existing Land Use	Residential
Proposed Land Use	Residential
Commercial Outlots	8 Lots - 12.2 Acres
Multi-Family	3 Lots - 39.5 Acres
Two-Family	1 Lot - 11.5 Acres
Unimproved Acreage	5.2 Acres
Park Dedication	4.4 Acres

- GENERAL NOTES:**
- Building setback lines shall be in accordance with the City of Fort Worth Zoning Ordinance.
 - No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
 - Utility easements shall be shown as they exist, and easement holders, their approaches, sidewalks and drainage inlets may require a driveway permit at the time of building permit.
 - According to graphical platting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 205 of 405, Map Number 48439C0295, 1/4, Map Dated/Revised September 25, 2009, indicates the subject property is located in Zone "X" defined as "areas determined to be outside the 500 year floodplain and in Zone "X" (shaded), and Zone "X" defined as areas inundated by 10-year flood. This statement does not reflect any type of flood study by this firm.
 - Notice: Selling a portion of this addition by means and bounds is a violation of City Subdivision Ordinance and State Planning Statutes and is subject to fines and withholding of utilities and building permits.
 - This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the planned subdivision that the owner or owner's designee of lots or tracts shall be responsible to provide for the detention volume mitigation during the site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the final Stormwater Management Plan is submitted.
 - PUBLIC OPEN SPACE RESTRICTION: No structure, object or plant of any type may obstruct vision from a height of 24-inches to a height of 11 feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.
 - 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, utility easements, 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.
 - Setbacks and setbacks are required for all public and private streets as per City of Fort Worth Standards.



**Preliminary Plat of
EQUUS LAKE
VILLAGE**

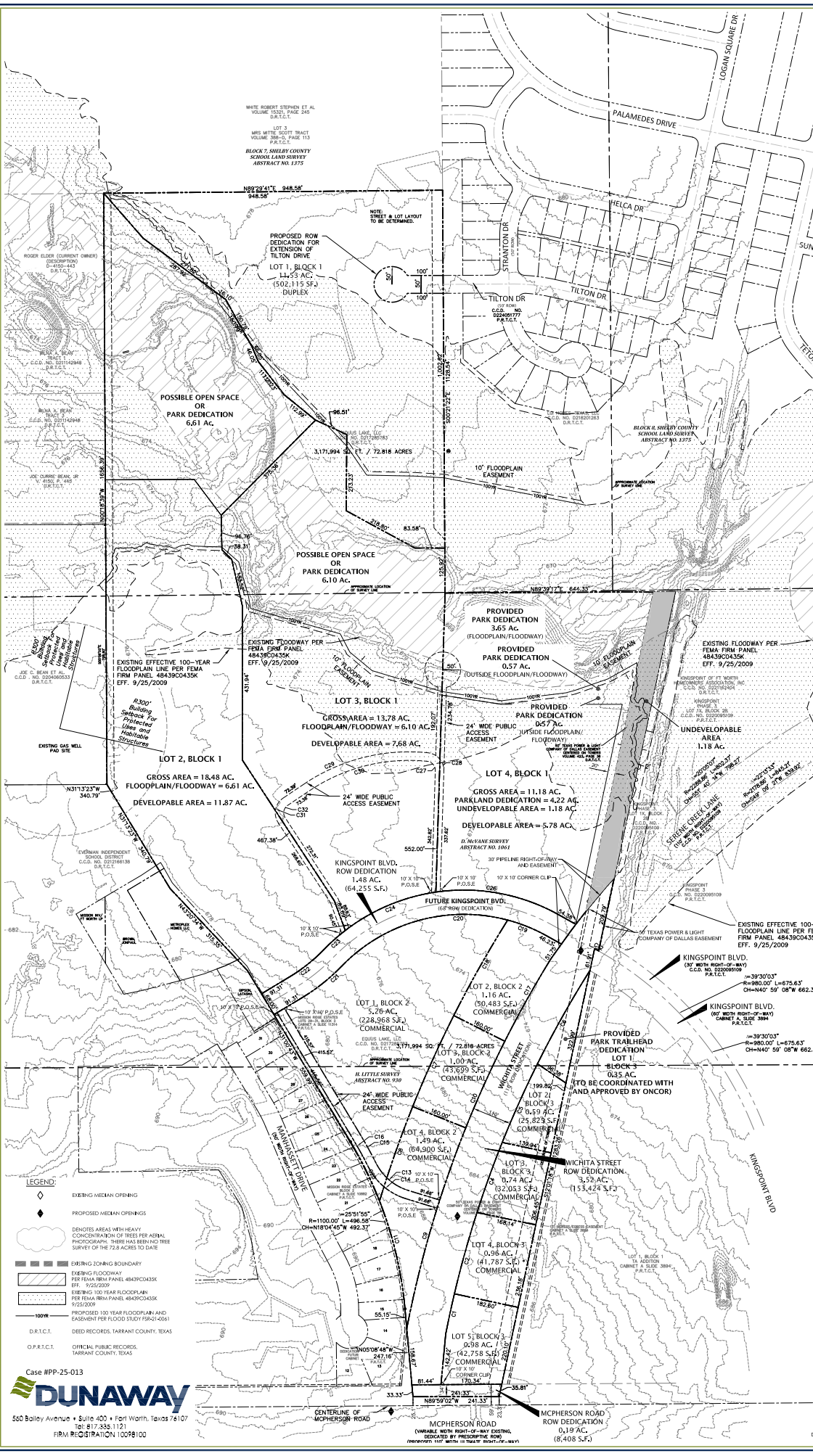
Lots 1 - 12, Block 1
McPherson Boulevard, Serene Creek,
and Kingspoint Blvd. Right-of-Way

an addition to the City of Fort Worth, Tarrant County,
Texas, being situated in the H. Little Survey,
Abstract No. 930

12 Lots
72.8± Acres

This preliminary plat was prepared in March 2025

DATE: MAY 7, 2025 SHEET 1 OF 1 JOB NO. 87327-001



Existing Zoning, Acreage and Unit Count Data

Existing Zoning Summary:

- 44.57 acres “C” Medium Density Multi-Family (24 units/acre)
- 16.72 acres “E” Neighborhood Commercial (also allows continuum of care uses)
- 11.53 acres “B” Two Family (10 units/acre)

Acreage Summary:

72.82 acres gross (all vacant undeveloped)
(5.02) acres street ROW
(16.91) acres committed to parks/open space*
50.89 net acres net

*15.08 acres in post dev. 100 yr. floodplain + 1.08 acres outside of post dev. 100 yr. floodplain

(Notes: 16.91 acres of parks and open space provides 322 unit density transfer right, land for required park dedication, meeting multifamily open space requirements, and a park/open space amenity with trail linkage opportunity.)

Unit Count Summary:

942 Maximum Number of Multifamily Doors on 3 Lots*
98 Maximum Number of Duplex Doors**
1,040 Total Dwelling Unit Capacity of Existing Zoning

*Per City Agreement Letter for density transfer from the C-zoned land within the post development 100 yr. floodplain (39.27 acres X 24 units/Acre = 942)

**Depending on an additional point of access and developer’s design/regime choices

12.2 net acres (531,432 s.f.) of Land for Neighborhood Commercial and/or Continuum of Care Uses

Planning & Engineering Tasks Completed

Planning:

- Zoning Map Exhibit with Zoning Data Sheet
- Conceptual Site Plan Exhibits with Land Use Data Sheets (Three Options)

Engineering:

- Phase I Environmental
- Boundary Survey
- 1 ft. LIDAR Contour Map
- Surveyed Cross-Sections Through Creek
- All Studies Required for Preliminary Plat Submittal Accepted & Approved
 - Natural Resources Assessment
 - Flood Study
 - Includes HEC-RAS & HEC-HMS models
 - Post development 100-year floodplain established
 - Preliminary Drainage Study
 - Water & Sanitary Sewer Study
 - Traffic Impact Analysis
 - Includes Ten SYNCHRO Analysis Reports
- Park Plan Including Density Transfer Agreement
- Preliminary Plat (City Officially Approved on May 19, 2025)
- Zoning Boundaries Adjusted to Match Approved Preliminary Plat