

Home  
Another Search

**Tarrant Appraisal District  
Real Estate  
03/03/2004**

**Account Number:** 05948967

**Georeference:** A 577-1

**Property Location:** 13200 Denton Hwy, Keller

**Owner Information:** Lewis, Annie Lou Etal  
Roberta Steagall Fanning  
7213 Tamarack St  
Fort Worth Tx 76116

**Legal Description:** Gilbert, Gustavus Survey  
Abst 577 Tr 1  
Less Hs

**Taxing** 013 City of Keller

**Jurisdictions:** 220 Tarrant County  
224 Tarrant County Hospital Dist  
225 Tarrant County College Dist  
911 Northwest ISD

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

**Certified Values for Tax Year 2003**

	Land	Impr	2003 Total**	2002 Total
<b>Market Value</b>	\$2,407,615	\$0	\$2,407,615	
<b>Appraised Value*</b>	\$2,407,615	\$0	\$2,407,615	\$2,407,615
<b>AG Value</b>	\$9,307	\$0	\$9,307	
<b>AG Acres</b>			98.2700	
<b>Land Acres</b>			98.2700	
<b>Land SqFt</b>			4,280,641	

\*Appraised value may be less than market value due to state-mandated limitations on value increases  
\*\*A zero value indicates that the property record has not yet been completed for the indicated tax year  
\*\*\*Rounded

**Exemptions:** Agricultural 1-D-1

**Property Data**

**Deed Date:** 01/01/1985

**Class:** 000

**Deed Vol:** 000000

**State Code:** D3 Farmland

**Deed Page:** 0000

**Garage Bays:** 00

<b>Year Built:</b> 0000	<b>Central Air:</b>
<b>Pct Complete:</b> 100	<b>Central Heat:</b>
<b>TAD Map:</b> 2078 472	<b>Pool:</b> N
<b>MAPSCO:</b> 009W	
<b>Agent:</b> None	
<b><a href="#">Link to Business Personal Property</a></b>	<a href="#">MAPQUEST Map</a>

(AREA NW OF KELLER- HARVEL ELEMENTARY)

Home  
Another Search**Tarrant Appraisal District  
Real Estate  
03/03/2004****Account Number:** 03895882**Georeference:** A 577-1**Property Location:** 2102 N Main St, Keller**Owner Information:** Lewis, Annie Lou Etal  
Roberta Steagall Fanning  
7213 Tamarack St  
Fort Worth Tx 76116**Legal Description:** Gilbert, Gustavus Survey  
Abst 577 Tr1 Hs**Taxing** 013 City of Keller**Jurisdictions:** 220 Tarrant County  
224 Tarrant County Hospital Dist  
225 Tarrant County College Dist  
911 Northwest ISD

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

**Certified Values for Tax Year 2003**

	Land	Impr	2003 Total**	2002 Total
<b>Market Value</b>	\$24,500	\$27,400	\$51,900	
<b>Appraised Value*</b>	\$24,500	\$27,400	\$51,900	\$51,900
<b>Approximate Size***</b>			1,810	
<b>Land Acres</b>			1.0000	
<b>Land SqFt</b>			43,560	

\*Appraised value may be less than market value due to state-mandated limitations on value increases

\*\*A zero value indicates that the property record has not yet been completed for the indicated tax year

\*\*\*Rounded

**Exemptions:****Property Data****Deed Date:** 00/00/0000**Class:** 002**Deed Vol:** 000000**State Code:** E1 House+Lmt Acres**Deed Page:** 0000**Garage Bays:** 00**Year Built:** 1920**Central Air:** N**Pct Complete:** 100**Central Heat:** N

**TAD Map:** 2078 472

**Pool:** N

**MAPSCO:** 009W

**Agent:** None

MAPQUEST Map

Home  
 Another Search

**Tarrant Appraisal District  
 Real Estate  
 03/03/2004**

**Account Number:** 07952821

**Georeference:** A1305-1A

**Property Location:** 1440 N Main St, Keller

**Owner Information:** Engler, Joseph I Tr Etal  
 316 Bailey Ave Ste 111  
 Fort Worth Tx 76107

**1 Prior Owner(s)**

**Legal Description:** Roberts, J J Survey  
 A1305 Tr 1A  
 School Boundary Split

**Taxing** 013 City of Keller

**Jurisdictions:** 220 Tarrant County  
 224 Tarrant County Hospital Dist  
 225 Tarrant County College Dist  
 911 Northwest ISD

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

**Certified Values for Tax Year 2003**

	Land	Impr	2003 Total**	2002 Total
<b>Market Value</b>	\$140,023	\$0	\$140,023	
<b>Appraised Value*</b>	\$140,023	\$0	\$140,023	\$140,023
<b>Approximate Size***</b>			0	
<b>Land Acres</b>			11.1130	
<b>Land SqFt</b>			484,082	

\*Appraised value may be less than market value due to state-mandated limitations on value increases  
 \*\*A zero value indicates that the property record has not yet been completed for the indicated tax year  
 \*\*\*Rounded

**Exemptions:**

**Property Data**

**Deed Date:** 06/23/2003

**Class:** 000

**Deed Vol:** 017136

**State Code:** D1 Ranch Land

**Deed Page:** 0156

**Garage Bays:** 00

**Year Built:** 0000

**Central Air:**

**Pct Complete:** 100

**Central Heat:**

**TAD Map:** 2072 472

**Pool:** N

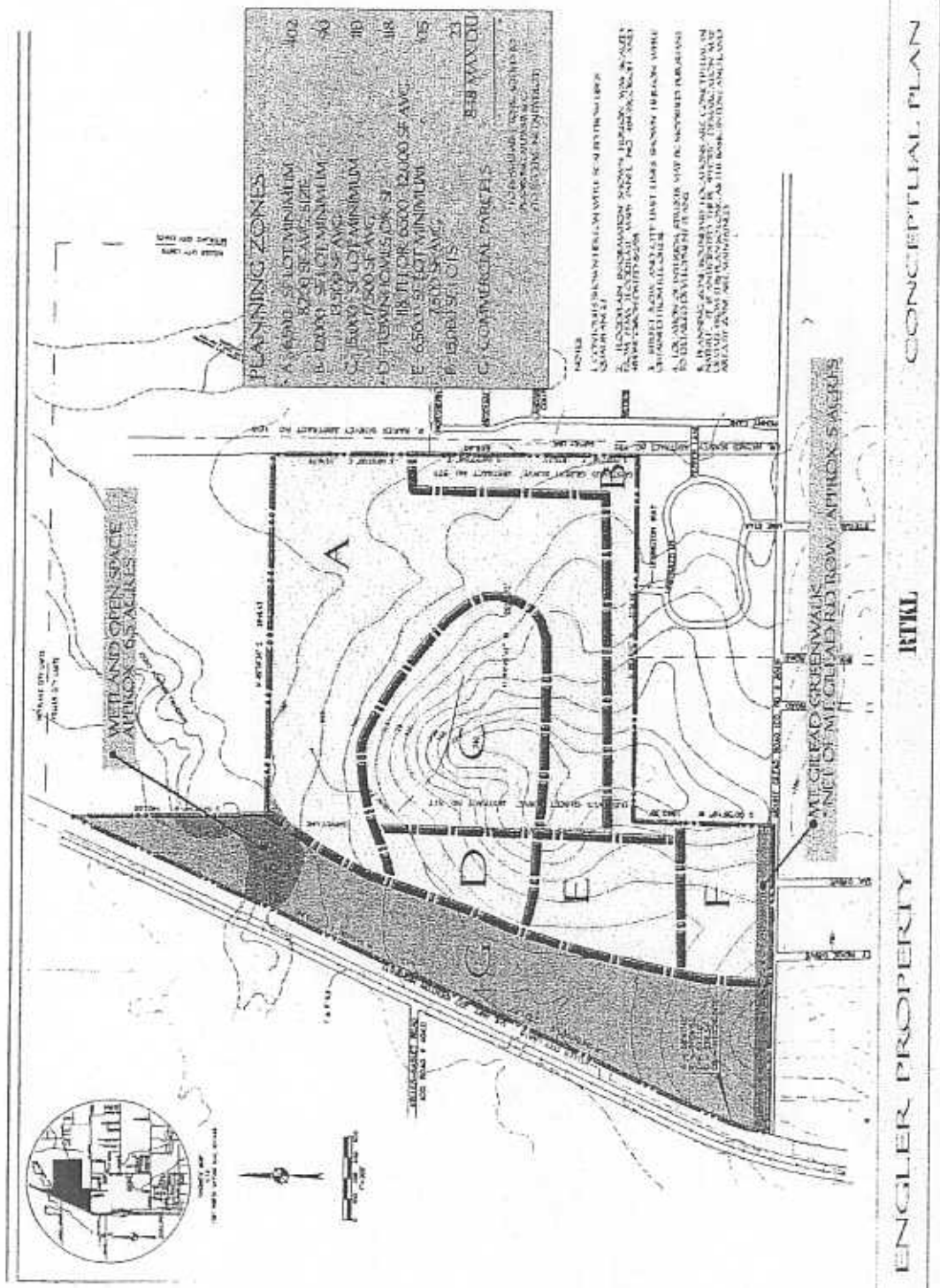
**MAPSCO:** 009W

**Agent:** 00640 Welsh, Phil

**Link to Business Personal Property**

[MAPQUEST Map](#)

# EXHIBIT "C" - CONCEPT PLAN



Home  
Another Search

**Tarrant Appraisal District  
Real Estate  
03/04/2004**

**Account Number:** 06416128

**Georeference:** A1682-1B02-60

**Property Location:** 000000 Hwy 170, Fort Worth

**Owner Information:** Texas, State of  
P O Box 6868  
Fort Worth Tx 76115

**Legal Description:** Willis, Theodore T Survey  
A1682 Tr 1B02  
Abst 1682 Trs 1B2 & 2B  
Row

**Taxing** 026 City of Fort Worth

**Jurisdictions:** 099 Regional Water District  
220 Tarrant County  
224 Tarrant County Hospital Dist  
225 Tarrant County College Dist  
911 Northwest ISD

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

**Certified Values for Tax Year 2003**

	Land	Impr	2003 Total**	2002 Total
<b>Market Value</b>	\$453,285	\$0	\$453,285	
<b>Appraised Value*</b>	\$453,285	\$0	\$453,285	\$453,285
<b>Approximate Size***</b>			0	
<b>Land Acres</b>			5.2030	
<b>Land SqFt</b>			226,643	

\*Appraised value may be less than market value due to state-mandated limitations on value increases  
\*\*A zero value indicates that the property record has not yet been completed for the indicated tax year  
\*\*\*Rounded

**Exemptions:** Absolute Government

**Property Data**

**Deed Date:** 03/28/1990

**Class:** 000

**Deed Vol:** 009882

**State Code:** C6 Right-Of-Way

**Deed Page:** 0707

**Garage Bays:** 00



**Year Built:** 0000  
**Pct Complete:** 100  
**TAD Map:** 2060 472  
**MAPSCO:** 008T  
**Agent:** None

**Central Air:**  
**Central Heat:**  
**Pool:** N

MAPQUEST Map

# NORTHWEST TO KELLER (#5) (ALONG 170)

Home  
Another Search

## Tarrant Appraisal District Real Estate 03/25/2004

**Account Number:** 06451195

**Georeference:** A1868-1D-60

**Property Location:** 000000 Hwy 170, Fort Worth

**Owner Information:** Texas, State of  
PO Box 6868  
Fort Worth Tx 76115

**Legal Description:** Rhodes, S T Survey  
A1868 Tr 1D  
Row

**Taxing** 026 City of Fort Worth

**Jurisdictions:** 099 Regional Water District  
220 Tarrant County  
224 Tarrant County Hospital Dist  
225 Tarrant County College Dist  
911 Northwest ISD

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

### Certified Values for Tax Year 2003

	Land	Impr	2003 Total**	2002 Total
<b>Market Value</b>	\$95,832	\$0	\$95,832	
<b>Appraised Value*</b>	\$95,832	\$0	\$95,832	\$95,832
<b>Approximate Size***</b>			0	
<b>Land Acres</b>			1.1000	
<b>Land SqFt</b>			47,916	

\*Appraised value may be less than market value due to state-mandated limitations on value increases  
 \*\*A zero value indicates that the property record has not yet been completed for the indicated tax year  
 \*\*\*Rounded

**Exemptions:** Absolute Government

**Property Data**

**Deed Date:** 03/28/1990

**Class:** 000

**Deed Vol:** 009882

**State Code:** C6 Right-Of-Way

**Deed Page:** 0707

**Garage Bays:** 00

**Year Built:** 0000

**Central Air:**

**Pct Complete:** 100

**Central Heat:**

**TAD Map:** 2066 472

**Pool:** N

**MAPSCO:** 008T

**Agent:** None

MAPQUEST Map

Home  
Another Search

## Tarrant Appraisal District Real Estate 03/04/2004

**Account Number:** 06137636

**Georeference:** A1143-1B

**Property Location:** Alta Vista Rd, Fort Worth

**Owner Information:** Ail Investment Lp,  
13600 Heritage Pkwy Ste 200  
Fort Worth Tx 76177

**4 Prior Owner(s)**

**Legal Description:** M E P & P RR Co Survey  
A1143 Tr 1B

**Taxing Jurisdictions:** 026 City of Fort Worth  
099 Regional Water District  
220 Tarrant County  
224 Tarrant County Hospital Dist  
225 Tarrant County College Dist  
911 Northwest ISD

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

### Certified Values for Tax Year 2003

	Land	Impr	2003 Total**	2002 Total
<b>Market Value</b>	\$152,025	\$0	\$152,025	
<b>Appraised Value*</b>	\$152,025	\$0	\$152,025	\$152,025
<b>AG Value</b>	\$1,093	\$0	\$1,093	
<b>AG Acres</b>			15.1740	
<b>Land Acres</b>			15.1740	
<b>Land SqFt</b>			660,979	

\*Appraised value may be less than market value due to state-mandated limitations on value increases  
\*\*A zero value indicates that the property record has not yet been completed for the indicated tax year  
\*\*\*Rounded

**Exemptions:** Agricultural 1-D-1

#### Property Data

**Deed Date:** 12/31/1997

**Class:** 000

**Deed Vol:** 000000

**State Code:** D1 Ranch Land

**Deed Page:** 0000

**Garage Bays:** 00

**Year Built:** 0000  
**Pct Complete:** 100  
**TAD Map:** 2060 472  
**MAPSCO:** 007Z  
**Agent:** None

**Central Air:**  
**Central Heat:**  
**Pool:** N

**[Link to Business Personal Property](#)**

[MAPQUEST Map](#)

**(#7) KELLER TO NORTHWEST  
(NEW VALLEY RIDGE SUBDIVISION)**

Home  
Another Search

**Tarrant Appraisal District  
Real Estate  
03/03/2004**

**Account Number:** 04496418

**Georeference:** A 746-1

**Property Location:** 12550 Old Denton Rd, No City

**Owner Information:** Fw Fort Worth 109 Lp,  
5225 Village Creek Dr Ste 400  
Plano Tx 75093

**2 Prior Owner(s)**

**Legal Description:** Houston, Walter Survey  
A 746 Tr 1  
Abst 746 Tr 1 Less Hs

**Taxing** 220 Tarrant County

**Jurisdictions:** 222 Emergency Svcs Dist #1  
224 Tarrant County Hospital Dist  
225 Tarrant County College Dist  
907 Keller ISD

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

**Certified Values for Tax Year 2003**

	Land	Impr	2003 Total**	2002 Total
<b>Market Value</b>	\$2,304,540	\$0	\$2,304,540	
<b>Appraised Value*</b>	\$2,304,540	\$0	\$2,304,540	\$2,304,540
<b>Approximate Size***</b>			0	
<b>Land Acres</b>			109.7400	
<b>Land SqFt</b>			4,780,274	

\*Appraised value may be less than market value due to state-mandated limitations on value increases  
\*\*A zero value indicates that the property record has not yet been completed for the indicated tax year  
\*\*\*Rounded

**Exemptions:**

**Property Data**

**Deed Date:** 06/06/2003

**Class:** 000

**Deed Vol:** 016822

**State Code:** D3 Farmland

**Deed Page:** 0229

**Garage Bays:** 00

**Year Built:** 0000

**Central Air:**

**Pct Complete:** 100

**Central Heat:**

**TAD Map:** 2060 468

**Pool:** N

**MAPSCO:** 021V

**Agent:** None

**[Link to Business Personal Property](#)**

[MAPQUEST Map](#)

**KELLER TO NORTHWEST**  
**(NEW VALLEY RIDGE SUBDIVISION)**

Home  
 Another Search

**Tarrant Appraisal District**  
**Real Estate**  
**03/03/2004**

**Account Number:** 04496396

**Georeference:** A 746-1

**Property Location:** 12550 Old Denton Rd, No City

**Owner Information:** Fw Fort Worth 109 Lp,  
 5225 Village Creek Dr Ste 400  
 Plano Tx 75093

**2 Prior Owner(s)**

**Legal Description:** Houston, Walter Survey  
 A 746 Tr 1  
 Abst 746 Tr 1 Homestead

**Taxing** 220 Tarrant County

**Jurisdictions:** 222 Emergency Svcs Dist #1  
 224 Tarrant County Hospital Dist  
 225 Tarrant County College Dist  
 907 Keller ISD

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

**Certified Values for Tax Year 2003**

	Land	Impr	2003 Total**	2002 Total
<b>Market Value</b>	\$21,000	\$65,400	\$86,400	
<b>Appraised Value*</b>			\$86,381	\$78,529
<b>Approximate Size***</b>			1,390	
<b>Land Acres</b>			1.0000	
<b>Land SqFt</b>			43,560	

\*Appraised value may be less than market value due to state-mandated limitations on value increases  
 \*\*A zero value indicates that the property record has not yet been completed for the indicated tax year  
 \*\*\*Rounded

**Exemptions:**

**Property Data**

**Deed Date:** 06/06/2003

**Class:** 007

**Deed Vol:** 016822

**State Code:** E1 House+Lmt Acres

**Deed Page:** 0229

**Garage Bays:** 02

**Year Built:** 1976

**Central Air:** Y



**Pct Complete:** 100

**Central Heat:** Y

**TAD Map:** 2060 468

**Pool:** N

**MAPSCO:** 021D

**Agent:** None

MAPQUEST Map



February 10, 2004

Dear Keller ISD:

The case listed below falls within the boundaries of your school district. We are sending you this notice and attachment(s) to keep you informed of proposed changes that may be of an interest to you.

Case #: PP-04-011 will go before the Planning Commission on February 25, 2004 at 1:00 p.m.. The meeting will be held in the Council Chamber located on the 2<sup>nd</sup> floor of City Hall, 1000 Throckmorton Street.

Please note that the meeting date listed above for this case is tentative. Because cases may be pulled or postponed, it is recommended that you contact the person referred to in the table below for verification of the meeting date and time and whether or not the case is on the docket.

Type of Case	Contact	Department	Phone Number
Z or ZC (Zoning)	Katja Kirsch	Development	817-392-8028
BOA or BA (Board of Adjustment)	William Dufault	Development	817-392-2414
Other Case Types	Craig Eaton	Development	817-392-6226

You may also visit the Development Department's web site at <http://www.fortworthgov.org/development> for additional information regarding development within the City of Fort Worth.

Sincerely,

*Angie Rush*

Public Education Program Coordinator

City of Fort Worth

Neighborhood & Youth Outreach Office

817-392-7503

Valley Ridge  
2-23-03  
9B

**Neighborhood and Youth Outreach Office**

THE CITY OF FORT WORTH ★ 1000 THROCKMORTON STREET ★ FORT WORTH, TEXAS 76102  
(817) 871-7503 ★ FAX (817) 212-2850 ★ EMAIL: NEIGHBORHOODS@FORTWORTHGOV.ORG

**Development Property Mail Identification**

Case ID: PP-04-011

Property Id: Valley Ridge-E of Old Denton Rd.

Mapsco ID: 7Z & 8W

Council District: 2 Councilmember Lane

---

<p><b>Neighborhood Associations</b></p> <p><i>None</i></p>	<p><b>Alliances</b></p> <p><i>None</i></p>
<p><b>Redevelopment/Misc. Organizations</b></p> <p><i>None</i></p>	<p><b>ISDs</b></p> <p><i>Keller ISD</i></p>

**City of Fort Worth, Texas  
Department of Development  
Application For Plan and Plat Approval**

*(Print and complete all information)*

(Check One)

Concept Plan ( Section 301)

Preliminary Plat ( Section 302)

Final Plat ( Section 303)

Form DA-P1-99

Short Form Re-plats (Section 303)

Note: Section No's. refer to City Plan Commission Subdivision Rules & Regulations

<b>Subdivision Name</b> Name <u>Valley Ridge</u>		<b>Case No.</b> <u>PP-04-011</u>
<b>Lots &amp; Blocks</b> <u>Block A, Lots 1-19; Block B, Lots 1-10; Block C, Lots 1-16; Block D, Lots 1-25; Block E, Lots 1-8; Block F, Lots 1-18; Block G, Lots 1-25; Block H, Lots 1-23; Block J, Lots 1-34; Block K, Lots 1-27; Block M, Lots 1-38</u>		<b>Case Reference No.</b> <u>AX-03-0005 / PP-03-09</u>

<b>Developer / Subdivider / Applicant</b>		Phone <u>(972) 267-6888</u>	
Printed <u>MADISON DEVELOPMENT L.P.</u>		Fax <u>(972) 818-8885</u>	
Signature <u>[Signature]</u> Date <u>8/29/03</u>		Email <u>lallen@madisoncommunities.com</u>	
Address <u>5225 VILLAGE CREEK DR. #400</u>	City <u>PLANO</u>	State <u>TEXAS</u>	Zip <u>75040 75093</u>

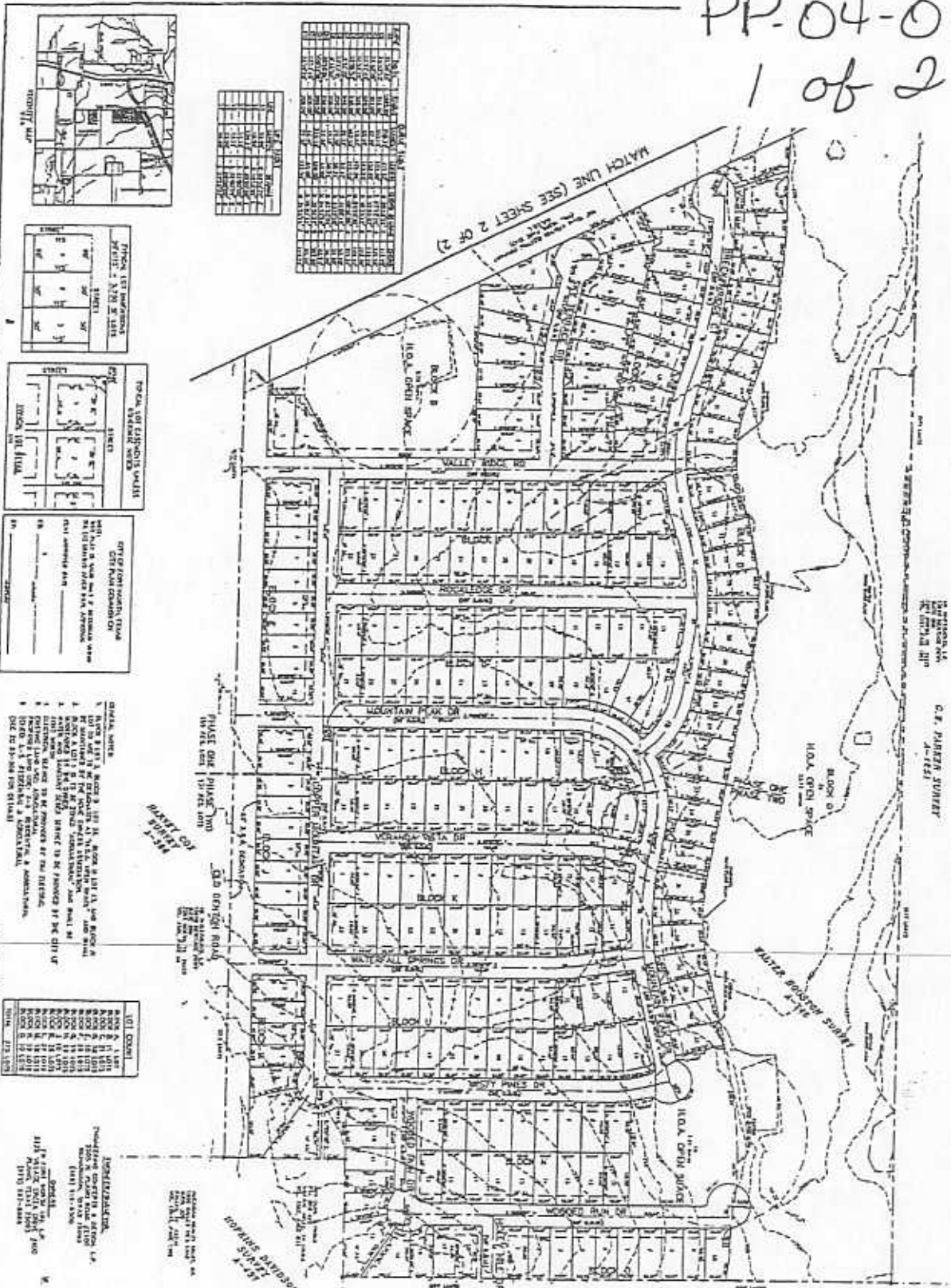
<b>Record Owner</b>		Phone <u>(972) 267-6888</u>	
Name <u>FW FORT WORTH 109 L.P.</u>		Fax <u>(972) 818-8885</u>	
Address <u>5225 VILLAGE CREEK DR. #400</u>		Email <u>lallen@madisoncommunities.com</u>	
City <u>PLANO</u>	State <u>TEXAS</u>	Zip <u>75040 75093</u>	

<b>Agent / Consultant</b>		Phone <u>(469) 916-6300</u>	
Firm <u>ENGINEERING CONCEPTS &amp; DESIGN L.P.</u>		Fax <u>(469) 916-6301</u>	
Representative Name (Print): <u>TODD WINTERS</u>		Email <u>todd@ecndp.com</u>	
Address <u>2505 N. PLANO RD. #2400</u>	City <u>RICHARDSON</u>	State <u>TEXAS</u>	Zip <u>75082</u>

<b>Zoning Classification</b>		<b>Developer Yield</b>		<b>Gross Area (Acres)</b> <u>109.07</u>
Current <u>A-5</u>	Proposed _____	Res. Lots: SFD <u>270</u> SFA/2F _____ MF _____	Total Non-Residential Lots <u>4</u>	
Total Dwelling Units <u>270</u>		ETJ (Indicate county)		
Zoning Map No. <u>15-6</u>	Mapscos No. <u>7Z + 8W</u>	Health Dept. Letter Filed: <u>Y</u> <u>N</u>		

Fee(\$) <u>670.35</u>	Receipt No. <u>28181</u>	Application Received By <u>[Signature]</u>	Date Filed <u>8-26-04</u>
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PP-04-011  
1 of 2



C. F. PARKER SURVEY  
A-1234

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PHASE ONE PHASE TWO  
PHASE THREE PHASE FOUR

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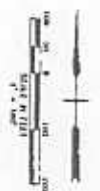
VALLEY RIDGE HOA OPEN SPACE LOTS  
1 AGRICULTURAL LOT  
100 ACRES  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

PRELIMINARY PLAN OF  
VALLEY RIDGE  
HOA OPEN SPACE LOTS  
1 AGRICULTURAL LOT  
100 ACRES  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

FRANCISCO CUBAN SUAVES

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FOR REVIEW PURPOSES ONLY

Home  
Another Search

Tarrant Appraisal District  
Real Estate  
03/25/2004

**Account Number:** 04103424

**Georeference:** A1251-1

**Property Location:** Alta Vista Rd, Fort Worth

**Owner Information:** Ail Investment Lp,  
13600 Heritage Pkwy Ste 200  
Fort Worth Tx 76177

**5 Prior Owner(s)**

**Legal Description:** Parker, G W Survey  
A 1251 Tr 1

**Taxing** 026 City of Fort Worth

**Jurisdictions:** 099 Regional Water District  
220 Tarrant County  
224 Tarrant County Hospital Dist  
225 Tarrant County College Dist  
911 Northwest ISD

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

### Certified Values for Tax Year 2003

	Land	Impr	2003 Total**	2002 Total
<b>Market Value</b>	\$1,658,307	\$0	\$1,658,307	
<b>Appraised Value*</b>	\$1,658,307	\$0	\$1,658,307	\$1,658,307
<b>AG Value</b>	\$11,763	\$0	\$11,763	
<b>AG Acres</b>			163.3800	
<b>Land Acres</b>			163.3800	
<b>Land SqFt</b>			7,116,833	

\*Appraised value may be less than market value due to state-mandated limitations on value increases  
\*\*A zero value indicates that the property record has not yet been completed for the indicated tax year  
\*\*\*Rounded

**Exemptions:** Agricultural 1-D-1

### Property Data

**Deed Date:** 12/31/1997

**Class:** 000

**Deed Vol:** 000000

**State Code:** D1 Ranch Land

**Deed Page:** 0000

**Garage Bays:** 00

**Year Built:** 0000  
**Pct Complete:** 100  
**TAD Map:** 2060 468  
**MAPSCO:** 008X  
**Agent:** None

**Central Air:**  
**Central Heat:**  
**Pool:** N

**[Link to Business Personal Property](#)**

[MAPQUEST Map](#)

PROPOSED  
KELLER ISD TO NORTHWEST ISD

BEING a tract of land situated in the G. W. Parker Survey, Abstract Number 1251 Tarrant County, Texas and being a portion of that certain tract 3 as described by deed to AIL Investment, L.P., formerly known as Hillwood/Freeway, Ltd., as recorded in Volume 9527, Page 1011, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the southeast corner of said Tract 3, said point also being the northeast corner of that certain tract of and described by deed to One Prairie Meadows, Ltd., as recorded in Volume 14705, Page 520, Deed Records, Tarrant County, Texas;

THENCE N 89°36'19"W, 3787.56 feet along the south line of said AIL Tract 3 to the southwest corner of said Tract 3;

THENCE N 00°06'45"W, 1693.92 feet along the west line of said AIL Tract 3 to the POINT OF BEGINNING.

THENCE N 00°06'45"W, 1224.62 feet continuing along the west line of said AIL Tract 3;

THENCE N 64°19'09"E, 522.82 feet;

THENCE S 44°11'19"E, 955.22 feet;

THENCE S 28°03'21"E, 168.24 feet;

THENCE S 63°01'27"W, 1361.89 feet to the POINT OF BEGINNING and containing 24.035 acres of land more or less.



(#10)

(LAST 7.231 ACRE PIECE OF McPHERSON BANK)

Home  
Another Search**Tarrant Appraisal District  
Real Estate  
03/25/2004****Account Number:** 04476387**Georeference:** A 265-7C**Property Location:** 1449 N Caylor Rd, Fort Worth**Owner Information:** D R Horton-Texas Ltd,  
1901 Ascension Blvd Ste 800  
Arlington Tx 76006**3 Prior Owner(s)****Legal Description:** Chirino, Jose Survey  
A 265 Tr 7C**Taxing Jurisdictions:** 026 City of Fort Worth  
220 Tarrant County  
224 Tarrant County Hospital Dist  
225 Tarrant County College Dist  
907 Keller ISD

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

**Certified Values for Tax Year 2003**

	Land	Impr	2003 Total**	2002 Total
<b>Market Value</b>	\$108,465	\$147,135	\$255,600	
<b>Appraised Value*</b>	\$108,465	\$147,135	\$255,600	\$198,660
<b>Approximate Size***</b>			1,730	
<b>Land Acres</b>			0.0000	
<b>Land SqFt</b>			0	

\*Appraised value may be less than market value due to state-mandated limitations on value increases

\*\*A zero value indicates that the property record has not yet been completed for the indicated tax year

\*\*\*Rounded

**Exemptions:****Property Data**

<b>Deed Date:</b> 12/24/2002	<b>Class:</b> 007
<b>Deed Vol:</b> 015468	<b>State Code:</b> A1 Single Family
<b>Deed Page:</b> 0171	<b>Garage Bays:</b> 03
<b>Year Built:</b> 1970	<b>Central Air:</b> Y
<b>Pct Complete:</b> 100	<b>Central Heat:</b> Y

**TAD Map:** 2066 468**Pool:** N**MAPSCO:** 008Y**Agent:** None

MAPQUEST Map

Home  
Another Search

**Tarrant Appraisal District  
Real Estate  
Data current as of 03/25/2004**

**Account Number:** 04476387

**Property Location:** 1449 N Caylor Rd, Fort Worth

**Owner Information:** D R Horton-Texas Ltd,  
1901 Ascension Blvd Ste 800  
Arlington Tx 76006

**Prior Owners**

<b>Name</b>	<b>Date</b>	<b>Deed Vol</b>	<b>Deed Page</b>
NORTH TARRANT 226 JV,	2002-12-23	15468	0168
MCPHERSON, MINTA L EST	1997-05-06	12764	0638
MCPHERSON, M W		01318	0108

If there is no deed date, Tarrant Appraisal District records do not contain the actual deed date.