

#### **NEIGHBORHOOD GROUP NOTICES**

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a  $\frac{1}{2}$  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

- 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 200 Texas St, Fort Worth, TX 76102

PUBLIC HEARING DATES		
Zoning Commission		
City Council		
Location: Council Chambers, Second Floor of City Hall		
LOCATION MAP		

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.

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 Suppor	t
Signature of Representative:	Printed Name of Representative	

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# **ZONING CHANGE / SITE PLAN APPLICATION**

PROPERTY OWNER MCP18, LLC  Attn: Mike Mellinger  Amiling Address 3000 Altamesa Blvd. Ste. 300	CONTACT INFORMATION		
Mailing Address 3000 Altamesa Blvd., Ste. 300 City, State, Zip Fort Worth, Texas 76133  Phone 817.921.9200 Email mmellinger@cellularworld.net  APPLICANT Taylor Mitcham  Mailing Address 1280 E. Levee St. City, State, Zip Dallas, Texas 75207  Phone 817.994.9806 Email tmitcham@creationequity.com  AGENT / OTHER CONTACT Manhard Consulting  Mailing Address 505 Pecan Street, Suite 201 City, State, Zip Fort Worth, Texas, 76102  Phone (817) 886-8581 Email jrussell@manhard.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  BOMAN, JOSEPH SURVEY Abstract 80 Tract 1F, KIRBY, JOSEPH SURVEY Abstract 80 Tract 1F, KIRBY, and JOSEPH SURVE	PROPERTY OWNER MCP18, LLC		
APPLICANT Taylor Mitcham  Mailing Address 1280 E. Levee St. City, State, Zip Dallas, Texas 75207  Phone 817.994.9806 Email tmitcham@creationequity.com  AGENT / OTHER CONTACT Manhard Consulting  Mailing Address 505 Pecan Street, Suite 201 City, State, Zip Fort Worth, Texas, 76102  Phone (817) 886-8581 Email jrussell@manhard.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  BOMAN, JOSEPH SURVEY Abstract 80 Tract 1F, KIRBY, JOSEPH SURVEY Abstract 80 Tract 1F, KIRBY, and JOSEPH SURVEY Abstract 80 Tract 1F, KIRBY, and JOSEPH SURVEY Abstract 1F, Linguistic 1F		City, State, Zip Fort Worth, Texas 76133	
Mailing Address 1280 E. Levee St. City, State, Zip Dallas, Texas 75207  Phone 817.994.9806	Phone 817.921.9200 Emai	mmellinger@cellularworld.net	
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Total Area Described by Metes and Bounds: 41.53 acres	A Registered Texas Surveyor's certified metes and the surveyor's name, seal, and date. The metes an metes and bounds descriptions must close. If the at the deed description is acceptable. The certified m	nd bounds must begin at a corner platted lot or intersect with a street. All area to be rezoned is entirely encompassed by a recorded deed, a copy of etes and bounds description must be provided in Microsoft Word format.	

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#### **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			
☐ Rezoning from one standard zoning district to another	☐ Submitting a required site plan for an existing PD			
☐ Rezoning to Planned Development (PD) District	(no change to development standards or waivers)			
☐ Adding a Conditional Use Permit (CUP) Overlay	☐ Amending a previously approved PD or CUP site plan			
☐ Modifying development standards, waivers, and/or land	Existing PD or CUP Number:			
uses for an existing PD or CUP	Previous Zoning Case Number:			
DEVELOPMENT IN	IFORMATION			
Current Zoning District(s): Commercial (G); Industrial (J) Pro	posed Zoning District(s): Commercial (G); Industrial (J)			
Current Use of Property: Vacant Land - Commercial				
Proposed Use of Property: Commercial & Industrial				
For Planned Development (PD) Requests Only				
irst, reference Ordinance <u>Section 4.300</u> to ensure your project qua	alifies for PD zoning. If so, complete the following:			
ease Zoning District Proposed for PD: Commercial (G); Industri	al (J)			
and Uses Being Added or Removed: N/A				
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	ntion)			
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)

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#### **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 proposed zoning change request will keep the existing zoning categories of "G" Commercial and "J" Industrial but will alter the boundary limits to align with the proposed site plan. The proposed side includes three (3) industrial buildings totaling approximately 441,076 square feet with associated parking. Along Loop 820 frontage road are future commercial retail pad sites.

This zoning change will include prohibiting the following uses:

- a) waste related,
- b) agricultural, and
- c) accessory uses as outlined in Ordinance No. 4.803.

This zoning change will include the following setback requirements:

- a) minimum landscape setback from Marine Creek Parkway: 30 feet,
- b) minimum landscape setback from Angle Avenue: 10 feet, and
- c) minimum landscape setback from Loop 820 Frontage Road: 10 feet.

TITLE ISSUES RAISED IN PRIOR TITLE COMMITMENTS MAY NOT BE SHOWN EXCEPT THAT PLOTTABLE EASEMENTS THAT THE SURVEYOR IS AWARE OF HAVE BEEN SHOWN.

PREVIOUSLY RAISED TITLE ISSUES, INSURED OVER OR OTHERWISE DISPOSED OF IN THE ABOVE

PLOTTABLE EASEMENTS AND SETBACKS IDENTIFIED IN THE ABOVE TITLE COMMITMENT HAVE BEEN SHOWN HEREON. EASEMENTS AND SETBACKS THAT HAVE BEEN VACATED, INSURED OVER, OR OTHERWISE DISPOSED OF HAVE NOT BEEN SHOWN HEREON.

## SCHEDULE B ITEMS

10A. A 12.5 FOOT WIDE PUBLIC ACCESS EASEMENT ALONG THE EAST AND MOST EASTERLY NORTH SIDE(S) OF THE PROPERTY, AS SHOWN BY PLAT FILED FOR RECORD UNDER CLERK'S FILE NO. D217028260, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

DOES AFFECT AND IS SHOWN HEREON

10B. ANY BUILDING SETBACK LINES, EASEMENTS OR OTHER MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE PLAT RECORDED UNDER DOCUMENT NO. D517028260, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

DOES AFFECT AND IS SHOWN HEREON

10C. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO 820 FROM THE PROPERTY DESCRIBED HEREIN, AS PARTIALLY RELEASED AND RELINQUISHED BY INSTRUMENT EXECUTED BY MARY D. FLEMING WALSH TO THE STATE OF TEXAS, DATED JUNE 28, 1972, RECORDED IN VOLUME 5283, PAGE 662, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

MAY AFFECT; DOCUMENT DO NOT CONTAIN PLOTTABLE DESCRIPTION

10D. EASEMENTS FOR RIGHT-OF-WAY RECORDED IN VOLUME 5283, PAGE 674, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

MAY AFFECT; DOCUMENT DO NOT CONTAIN PLOTTABLE DESCRIPTION

10E. TERMS, CONDITIONS, AND STIPULATIONS OF OIL, GAS, AND MINERAL LEASE, A MEMORANDUM OF WHICH IS DATED OCTOBER 8, 2003, RECORDED IN VOLUME 17410, PAGE 311 AS AFFECTED BY THE INSTRUMENT RECORDED UNDER CLERK'S FILE NO. D205106036, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

MAY AFFECT; DOCUMENT DO NOT CONTAIN PLOTTABLE DESCRIPTION

10F. TERMS, CONDITIONS, AND STIPULATIONS OF OIL, GAS AND MINERAL LEASE, A

MEMORANDUM OF WHICH IS DATED OCTOBER 8, 2003, FILED FOR RECORD UNDER CLERK'S FILE NO. D203471111, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

MAY AFFECT; DOCUMENT DO NOT CONTAIN PLOTTABLE DESCRIPTION

10G. TERMS, CONDITIONS, STIPULATIONS OF, AND EASEMENTS GRANTED BY MEMORANDUM OF SURFACE LEASE AND EASEMENT AGREEMENT FILED FOR RECORD UNDER CLERK'S FILE NO. D204126778 AS AFFECTED BY THE INSTRUMENTS RECORDED UNDER CLERK'S FILE NOS. D205112194 AND D208398066, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. MAY AFFECT; DOCUMENT DO NOT CONTAIN PLOTTABLE DESCRIPTION

10H. TERMS, CONDITIONS, STIPULATIONS OF, AND EASEMENTS GRANTED BY PERMANENT WATER MAIN EASEMENT FILED FOR RECORD UNDER CLERK'S FILE NO. D204295408, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

DOES AFFECT AND IS SHOWN HEREON

10I. TERMS, CONDITIONS, STIPULATIONS OF INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. D210003443, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

MAY AFFECT; DOCUMENT DO NOT CONTAIN PLOTTABLE DESCRIPTION

10J. TERMS, CONDITIONS, STIPULATIONS OF, AND EASEMENTS GRANTED BY COVENANTS, CONDITIONS, RESTRICTIONS, AND RECIPROCAL EASEMENT AGREEMENT FILED FOR RECORD UNDER CLERK'S FILE NO. D216222760, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

DOES AFFECT AND IS SHOWN HEREON

10K. TERMS, CONDITIONS, STIPULATIONS OF, AND EASEMENTS RESERVED IN SPECIAL WARRANT DEED, RECORDED IN/UNDER DOCUMENT NO. 218284427, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

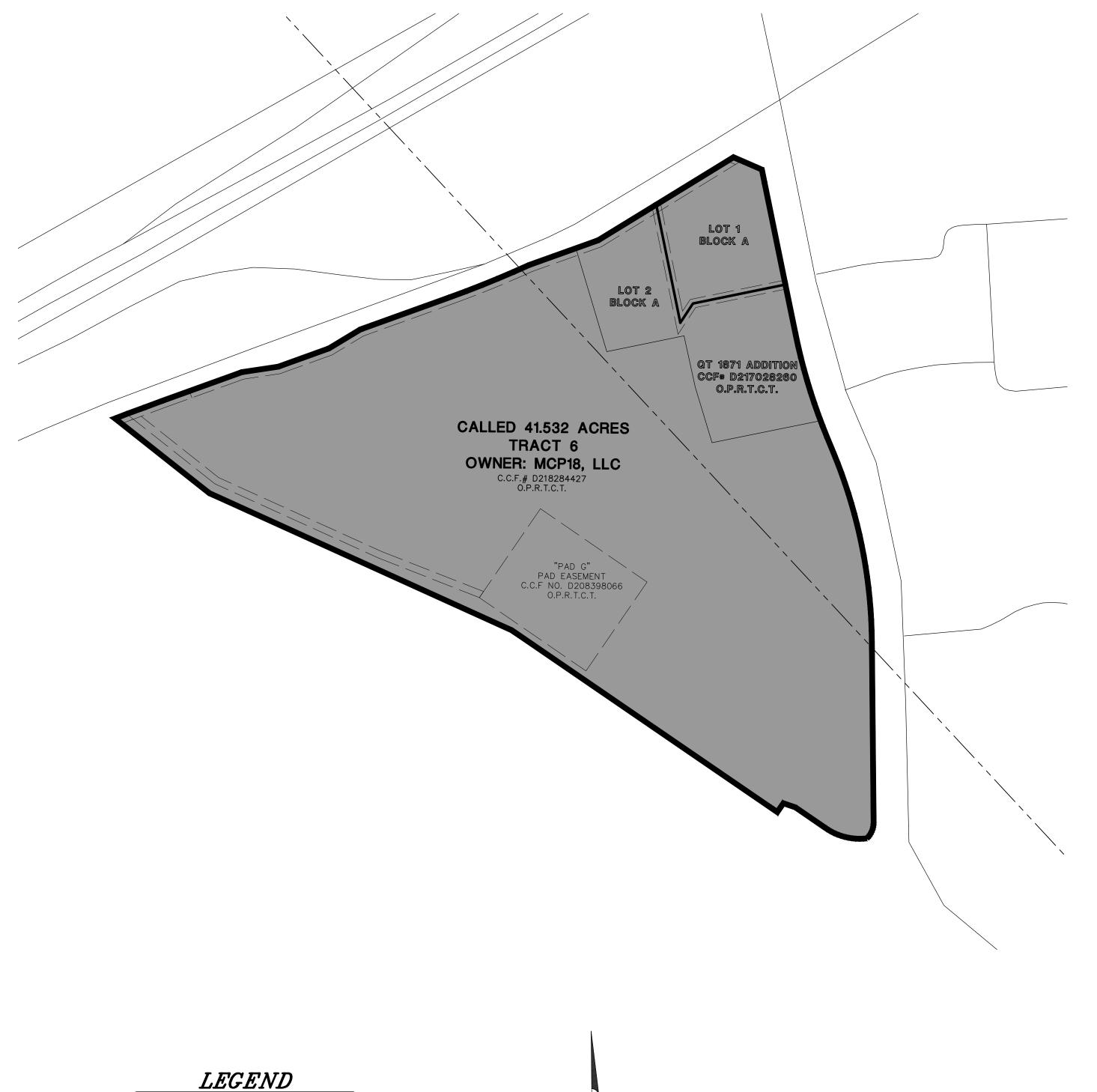
DOES AFFECT AND IS BLANKET IN NATURE

### FLOOD HAZARD NOTE

ACCORDING TO COMMUNITY PANEL NUMBER 48439C016OK, REVISED DATE OF SEPTEMBER 25, 2009, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).



= EX. ASPHALT

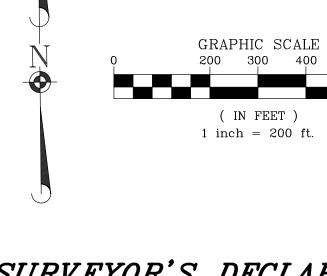
= EX. CONCRETE

= EX. GRAVEL

= EX. PROPERTY LINE

= EX. CONCRETE CURB & GUTTER

—∘——∘— = EX. CHAIN-LINK FENCE (CLF)



#### SURVEYOR'S DECLARATION

TO:

I DO HEAR BY DECLARE 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, 8, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF.

EXECUTED THIS THE 02ND DAY OF FEBRUARY, IN THE YEAR OF OUR LORD 2024.





## LEGAL DESCRIPTION

BEING ALL THAT CERTAIN 41.531 ACRE TRACT OF LAND SITUATED IN THE JOSEPH BOWMAN SURVEY, ABSTRACT NO. 80, AND THE JOSEPH KIRBY SURVEY, ABSTRACT NO. 907, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING ALL OF CALLED TRACT 6, AS DESCRIBED IN SPECIAL WARRANTY DEED TO MCP18, LLC RECORDED IN COUNTY CLERK'S FILE NO. D218284427, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FIVE-EIGHTHS INCH IRON ROD FOUND (RECORD MONUMENT (RM)) FOR THE MOST NORTHWESTERLY CORNER OF SAID TRACT 6, SAME BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE LOOP NO. 820 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING IN THE APPROXIMATE CENTERLINE OF ANGLE AVENUE (AN APPARENT 60' RIGHT-OF-WAY);

NORTHERLY LINE OF SAID TRACT 6 THE FOLLOWING COURSES AND DISTANCES:

NORTH 68'51'34" EAST, A DISTANCE OF 37.58 FEET TO A CONCRETE HIGHWAY MONUMENT (RM) FOUND FOR CORNER, SAME BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5,699.58, A CENTRAL ANGLE OF 01'01'02", AND A CHORD BEARING NORTH 69'41'15" EAST, A CHORD DISTANCE OF

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE LOOP NO. 820 AND THE

101.19 FEET;
NORTHEASTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 101.19 FEET TO A POINT FOR CORNER FROM WHICH A CONCRETE HIGHWAY MONUMENT (RM) BEARS SOUTH 22°00'59" WEST, A

DISTANCE OF 0.29 FEET;

NORTH 70°11'46" EAST, A DISTANCE OF 237.20 FEET TO A POINT FOR CORNER FROM WHICH A CONCRETE HIGHWAY MONUMENT (RM) BEARS NORTH 10°13'50" EAST, A DISTANCE OF 0.52 FEET;

NORTH 81°30'46" EAST, A DISTANCE OF 101.98 FEET TO A POINT FOR CORNER FROM WHICH A CONCRETE HIGHWAY MONUMENT (RM) BEARS NORTH 38°25'05" EAST, A DISTANCE OF 0.79 FEET;

NORTH 70"11'46" EAST, A DISTANCE OF 150.00 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH CAP STAMPED "MANHARD" SET FOR CORNER;

NORTH 58°52'46" EAST, A DISTANCE OF 101.98 FEET TO A POINT FOR CORNER FROM WHICH A CONCRETE HIGHWAY MONUMENT (RM) BEARS NORTH 14°02'31" EAST, A DISTANCE OF 0.50 FEET;

NORTH 70"1'46" EAST, A DISTANCE OF 265.58 FEET TO A POINT FOR CORNER FROM WHICH A CONCRETE HIGHWAY MONUMENT (RM) BEARS NORTH 28"58'56" EAST, A DISTANCE OF 0.52 FEET, SAME BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,894.79 FEET, A CENTRAL ANGLE OF 04"41'18", AND A CHORD BEARING NORTH 67"51'07" EAST, A CHORD DISTANCE OF 236.81

NORTHEASTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 236.87 FEET TO A POINT FROM WHICH A CONCRETE HIGHWAY MONUMENT (RM) BEARS NORTH 51°02'39" WEST, A DISTANCE OF 0.34

NORTH 70°19'46" EAST, PASSING AT A DISTANCE OF 138.53 FEET A FIVE—EIGHTHS INCH IRON ROD FOUND (RM) FOR THE NORTHWEST CORNER OF LOT 2, BLOCK A, QT 1871 ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. D217028260, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND CONTINUING WITH THE NORTHERLY LINE OF SAID LOT 2, BLOCK A AND THE SOUTHERLY RIGHT—OF—WAY LINE OF SAID INTERSTATE LOOP NO. 820, AND THE NORTHERLY LINE OF SAID TRACT 6, A TOTAL DISTANCE OF 204.35 FEET TO A FIVE—EIGHTS INCH IRON ROD FOUND FOR CORNER (RM); NORTH 58°28'23" EAST, A DISTANCE OF 189.52 FEET TO AN "X" CUT FOUND (RM) FOR CORNER AT THE NORTHEASTERLY CORNER OF SAID LOT 2, BLOCK A, SAME BEING THE NORTHWESTERLY CORNER OF LOT

1, BLOCK A, SAID QT 1871 ADDITION (CALLED: NORTH 58'57'00" EAST — 189.63 FEET);
THENCE DEPARTING THE SOUTHERLY RIGHT—OF—WAY LINE OF SAID INTERSTATE LOOP NO. 820, THE NORTHERLY LINE OF SAID QT 1871 ADDITION, AND THE NORTHERLY LINE OF SAID TRACT 6, CONTINUING WITH THE COMMON LINE OF SAID LOT 1 AND 2, BLOCK A, AND WITH THE EASTERLY LINE OF SAID TRACT 6, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 11°31'00" EAST, A DISTANCE OF 335.12 FEET TO A FIVE-EIGHTHS INCH IRON ROD FOUND (RM) FOR CORNER (CALLED SOUTH 10°57'06" EAST - 335.15 FEET);

NORTH 33°21'15" EAST, A DISTANCE OF 63.96 FEET TO AN "X" CUT FOUND (RM) FOR CORNER (CALLED: NORTH 33°59'49" EAST — 63.97 FEET);

NORTH 78°26'22" EAST, A DISTANCE OF 262.56 FEET TO AN "X" CUT FOUND (RM) FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, SAME BEING THE EASTERLY NORTHEAST CORNER OF SAID LOT 2, BLOCK A, SAME BEING THE EASTERLY NORTHEAST CORNER OF SAID TRACT 6, SAME BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF MARINE CREEK PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY) (CALLED: NORTH 78°59'48" EAST - 262.55 FEET);

THENCE SOUTH 11°36'05" EAST, WITH THE WESTERLY RIGHT-OF-WAY LINE OF MARINE CREEK PARKWAY, THE EASTERLY LINE OF SAID LOT 2, BLOCK A, SAME BEING THE EASTERLY LINE OF SAID TRACT 6, A DISTANCE OF 139.87 FEET (CALLED SOUTH 11°00'10" EAST - 139.83 FEET) TO A ONE-HALF INCH IRON ROD FOUND (RM) FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,584.98 FEET, A CENTRAL ANGLE OF 10°52'20", AND A CHORD BEARING SOUTH 16°59'40" EAST, A CHORD DISTANCE OF 300.31 FEET (CALLED: RADIUS=1,592.50'; CENTRAL ANGLE=10°49'44"; CHORD BEARING SOUTH 16°27'15"

THENCE WITH SAID CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 251.66 FEET A FIVE-EIGHTHS INCH IRON ROD FOUND (RM) FOR THE EASTERLY SOUTHEAST CORNER OF SAID LOT 2, BLOCK A, AND CONTINUING A TOTAL ARC DISTANCE OF 300.76 FEET TO A ONE-HALF INCH IRON ROD FOUND (RM) FOR CORNER (CALLED: TOTAL ARC DISTANCE 300.76 FEET);

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID MARINE CREEK PARKWAY AND THE EASTERLY LINE OF SAID TRACT 6 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 22°25'21" EAST, A DISTANCE OF 48.11 FEET TO A ONE-HALF INCH IRON ROD FOUND (RM) FOR

SOUTH 22°25'21" EAST, A DISTANCE OF 48.11 FEET TO A ONE-HALF INCH IRON ROD FOUND (RM) FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,407.50, A CENTRAL ANGLE OF 21°52'34", AND A CHORD BEARING SOUTH 11°29'04" EAST, A CHORD DISTANCE OF 534.14 FEET;

WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 537.40 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH CAP STAMPED "MANHARD" SET FOR CORNER;

SOUTH 00'32'47" EAST, A DISTANCE OF 503.86 FEET TO A FIVE-EIGHTHS INCH IRON ROD FOUND (RM) FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 46'19'02", AND A CHORD BEARING SOUTH 22'36'44" WEST, A CHORD DISTANCE OF

WITH SAID CURVE TO THE RIGHT, DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MARINE CREEK PARKWAY AND CONTINUING WITH THE SOUTHERLY LINE OF SAID TRACT 6 AN ARC DISTANCE OF 49.31 FEET TO A FIVE-EIGHTHS INCH IRON ROD FOUND (RM) FOR CORNER AT THE INTERSECTION OF SAID MARINE CREEK PARKWAY AND SAID ANGLE AVENUE, SAME BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 42"28"01", AND A CHORD BEARING NORTH 75"46"23" WEST, A CHORD DISTANCE OF 120.24 FEET;

THENCE WITH SAID CURVE TO THE RIGHT AND SOUTHERLY LINE OF SAID TRACT 6, AN ARC DISTANCE OF 123.04 FEET TO A ONE-HALF INCH IRON ROD FOUND (RM) FOR CORNER;

THENCE NORTH 55'30'48" WEST, WITH THE SOUTHERLY LINE OF SAID TRACT 6, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER FROM WHICH A ONE—HALF INCH IRON ROD FOUND (RM) BEARS SOUTH 37'55'35" WEST, A DISTANCE OF 0.91 FEET;

THENCE NORTH 71'02'47" WEST, WITH THE SOUTHERLY LINE OF SAID TRACT 6, A DISTANCE OF 35.48 FEET TO A POINT FOR CORNER FROM WHICH A ONE—HALF INCH IRON ROD FOUND (RM) BEARS SOUTH 31'57'33" WEST, A DISTANCE OF 1.31 FEET;

THENCE SOUTH 34'26'57" WEST, WITH THE SOUTHERLY LINE OF SAID TRACT 6, A DISTANCE OF 29.99 FEET

TO A ONE—HALF INCH IRON ROD FOUND IN OR NEAR THE APPROXIMATE CENTERLINE OF SAID ANGLE AVENUE (AN APPARENT 60' WIDTH);

THENCE WITH THE SOUTHWESTERLY LINE OF SAID TRACT 6 AND THE APPROXIMATE CENTERLINE OF SAID

ANGLE AVENUE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 55'35'27" WEST, A DISTANCE OF 894.37 FEET TO A FIVE-EIGHTHS INCH IRON ROD FOUND (RM)
FOR CORNER (CALLED NORTH 55'02'13" WEST - 894.35 FEET);

NORTH 65'36'24" WEST, A DISTANCE OF 925.14 FEET TO A FIVE-EIGHTS INCH IRON ROD FOUND (RM)

FOR CORNER (CALLED: NORTH 65'03'10" WEST — 925.14 FEET);

THENCE NORTH 51'37'56" WEST, WITH THE SOUTHWESTERLY LINE OF SAID TRACT 6 AND THE APPROXIMATE CENTERLINE OF SAID ANGLE AVENUE, A DISTANCE OF 334.08 FEET (CALLED: NORTH 51'04'42" WEST — 334.09 FEET) TO THE POINT OF BEGINNING, CONTAINING 41.531 ACRES OF LAND.

## SURVEYOR'S NOTES

- 1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS REFORTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
- 2. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTER OR TRAILERS.
- 3. THE PROPERTY HAS DIRECT LEGAL ACCESS TO INTERSTATE LOOP 820 AND MARINE CREEK PARKWAY, BOTH ARE VARIABLE WIDTH RIGHT-OF-WAY.
- 4. THE SURVEYOR AND/OR THOSE WORKING UNDER HIS SUPERVISION DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 5. THE SURVEYOR IS NOT AWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES. IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 6. PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN THE DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE SHOWN HEREON.
- 7. A CERTIFICATE OF PROFESSIONAL LIABILITY INSURANCE CAN BE FURNISHED UPON REQUEST.
- 8. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE ON SURFACE. USING A COMBINED SCALE FACTOR OF 1.00012.

PROJ. MGR.: JLD

DRAWN BY: MGL

SURVEY DATE: 01/25/24

ISSUE DATE: 01/26/24

SCALE: 1"=80'

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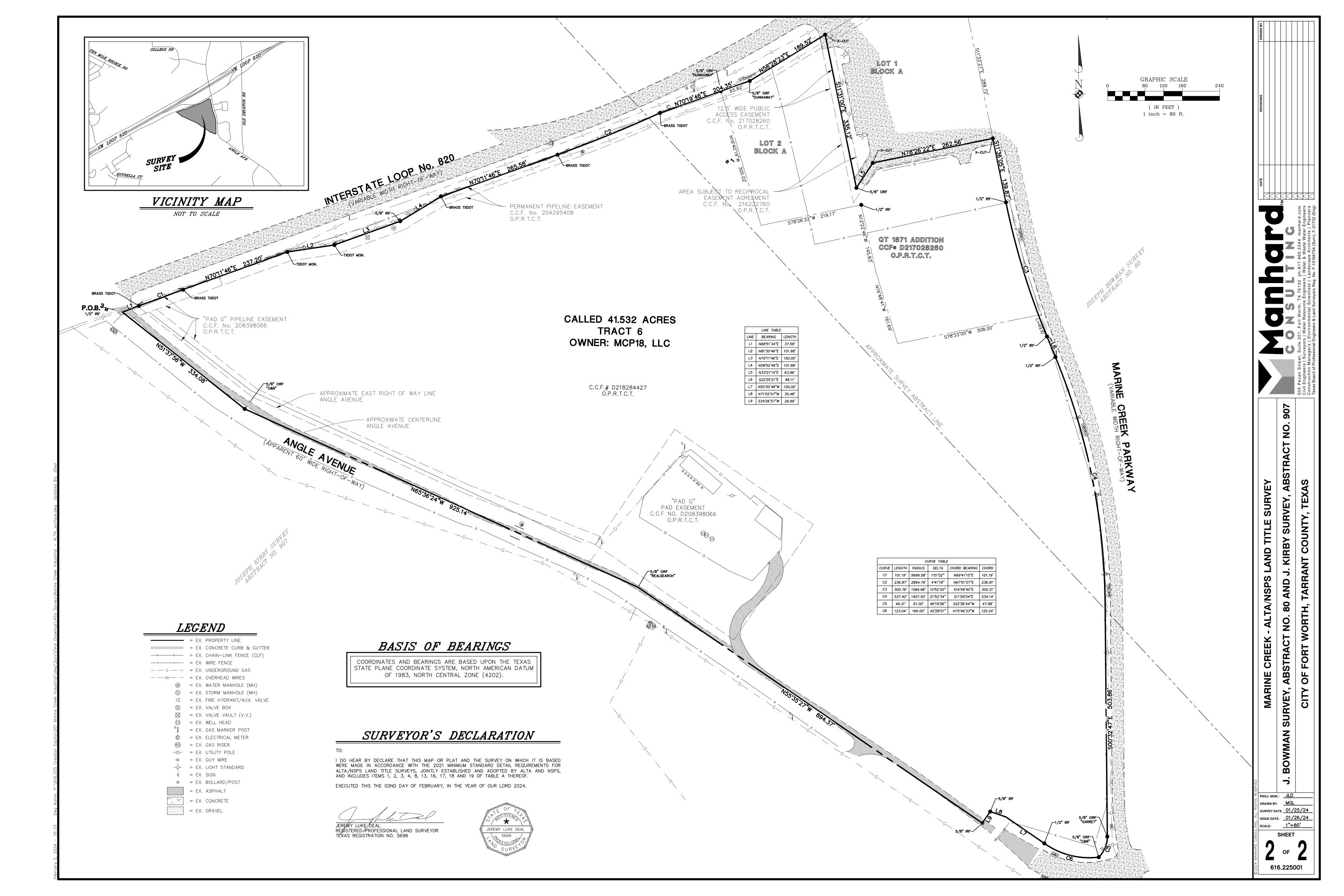
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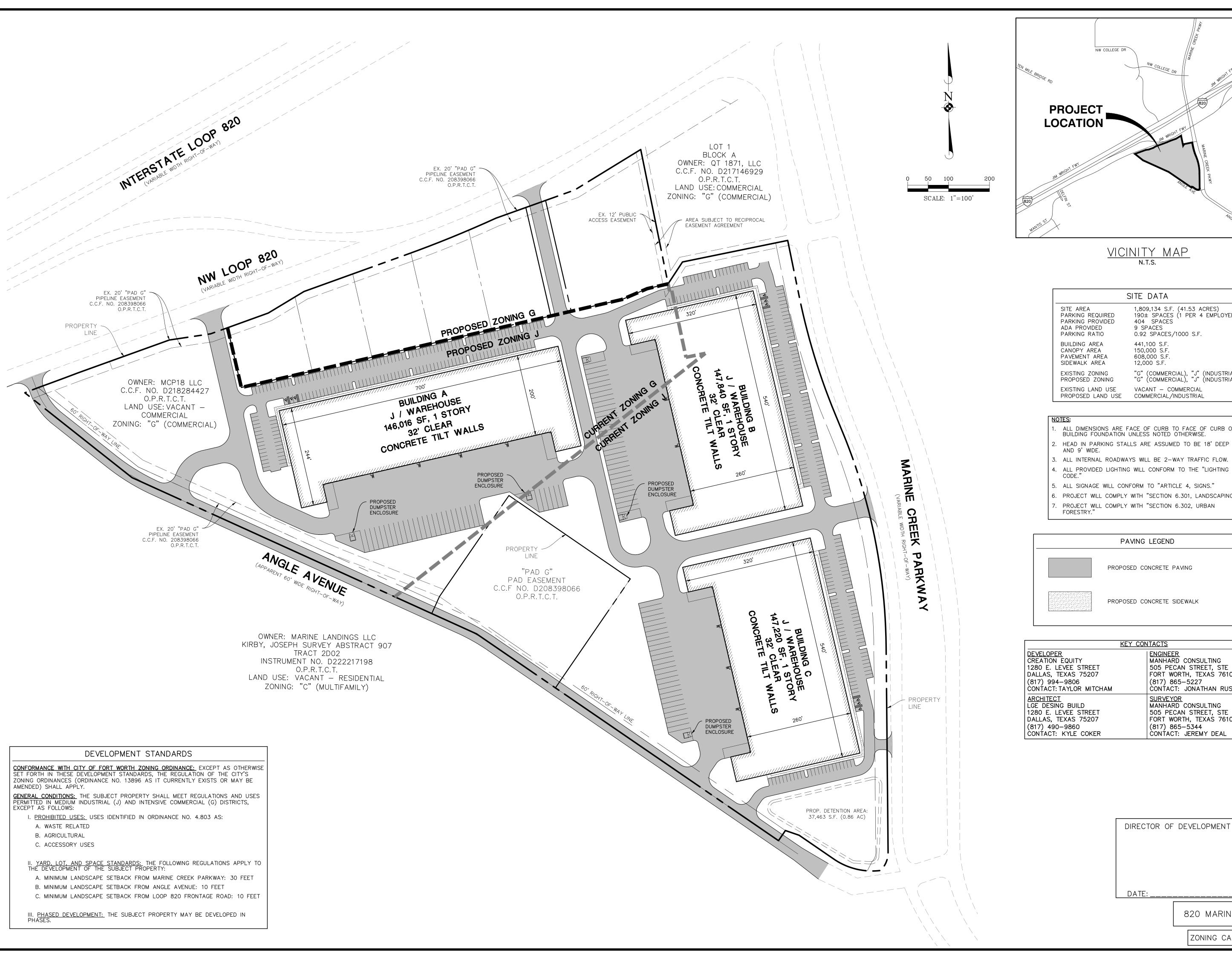
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1,809,134 S.F. (41.53 ACRES) 190± SPACES (1 PER 4 EMPLOYEES) 404 SPACES

"G" (COMMERCIAL), "J" (INDUSTRIAL)
"G" (COMMERCIAL), "J" (INDUSTRIAL) VACANT - COMMERCIAL

- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE "LIGHTING
- 5. ALL SIGNAGE WILL CONFORM TO "ARTICLE 4, SIGNS."
- . PROJECT WILL COMPLY WITH "SECTION 6.301, LANDSCAPING."

ENGINEER MANHARD CONSULTING 505 PECAN STREET, STE 201 FORT WORTH, TEXAS 76102 (817) 865-5227 CONTACT: JONATHAN RUSSELL

> SURVEYOR MANHARD CONSULTING 505 PECAN STREET, STE 201 FORT WORTH, TEXAS 76102 (817) 865-5344 CONTACT: JEREMY DEAL

DIRECTOR OF DEVELOPMENT SERVICES

820 MARINE CREEK

ZONING CASE NO: TBD

COUNTY, WORTH, TARRANT **MARINE** 0 **FORT** OF

EXA

FOR INTERIM REVIEW ONLY THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES JONATHAN D. RUSSELL, P.E. TEXAS P.E. No. <u>108855</u>

ISSUED THIS DATE: 02/14/2024

PROJ. ASSOC.: KH DRAWN BY: \_JD 02/15/2024

> SHEET 616.225001

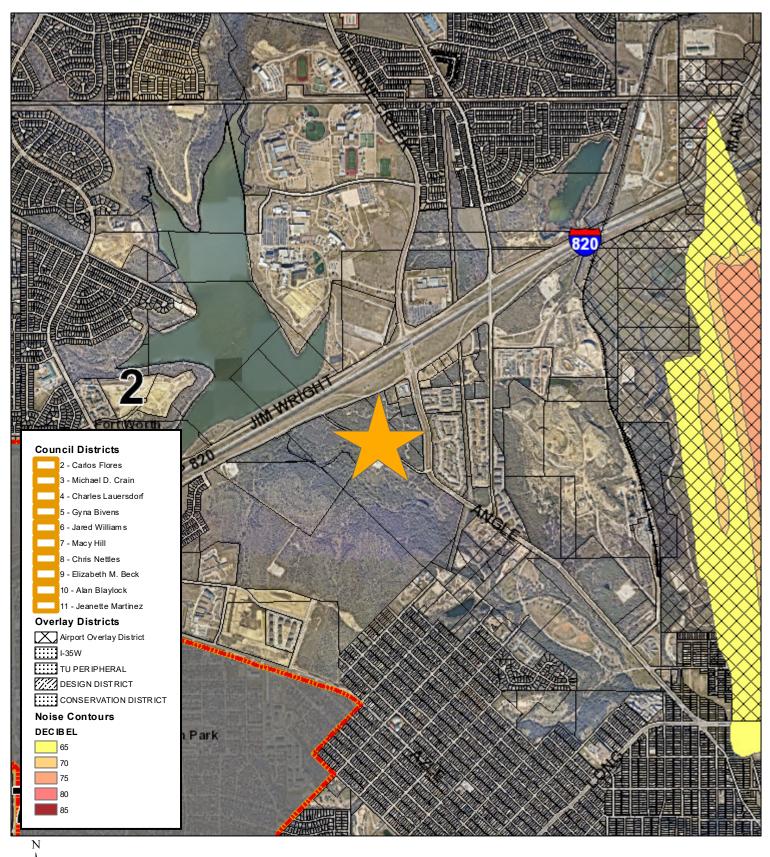


### **Aerial Photo Map**











Applicant: null

Address: 4500 & 4600, Angle Ave; 2500 NW Loop 820; 4400 & 4533 Marine Creek Parkway and 45

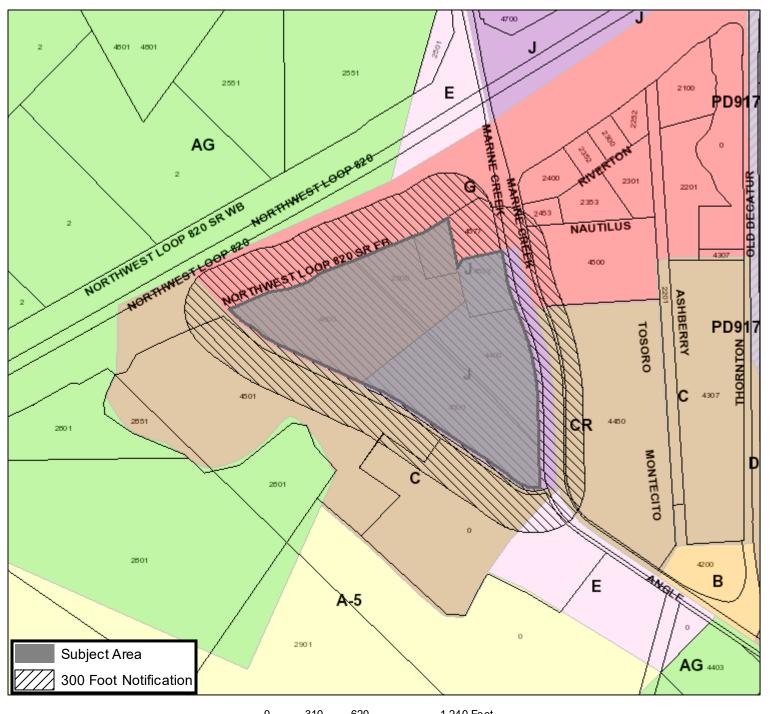
Zoning From: null Zoning To: null

Acres: 40.27413639

Mapsco: Text Sector/District: Northside Commission Date: 3/13/2024

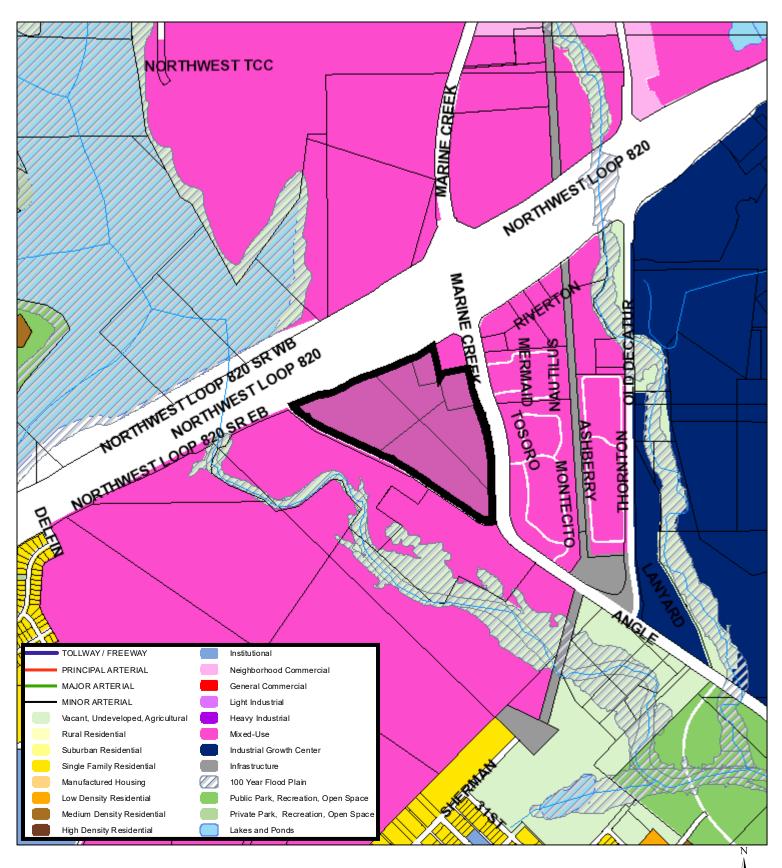
Contact: null







#### **Future Land Use**



980

490



