



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-25-127

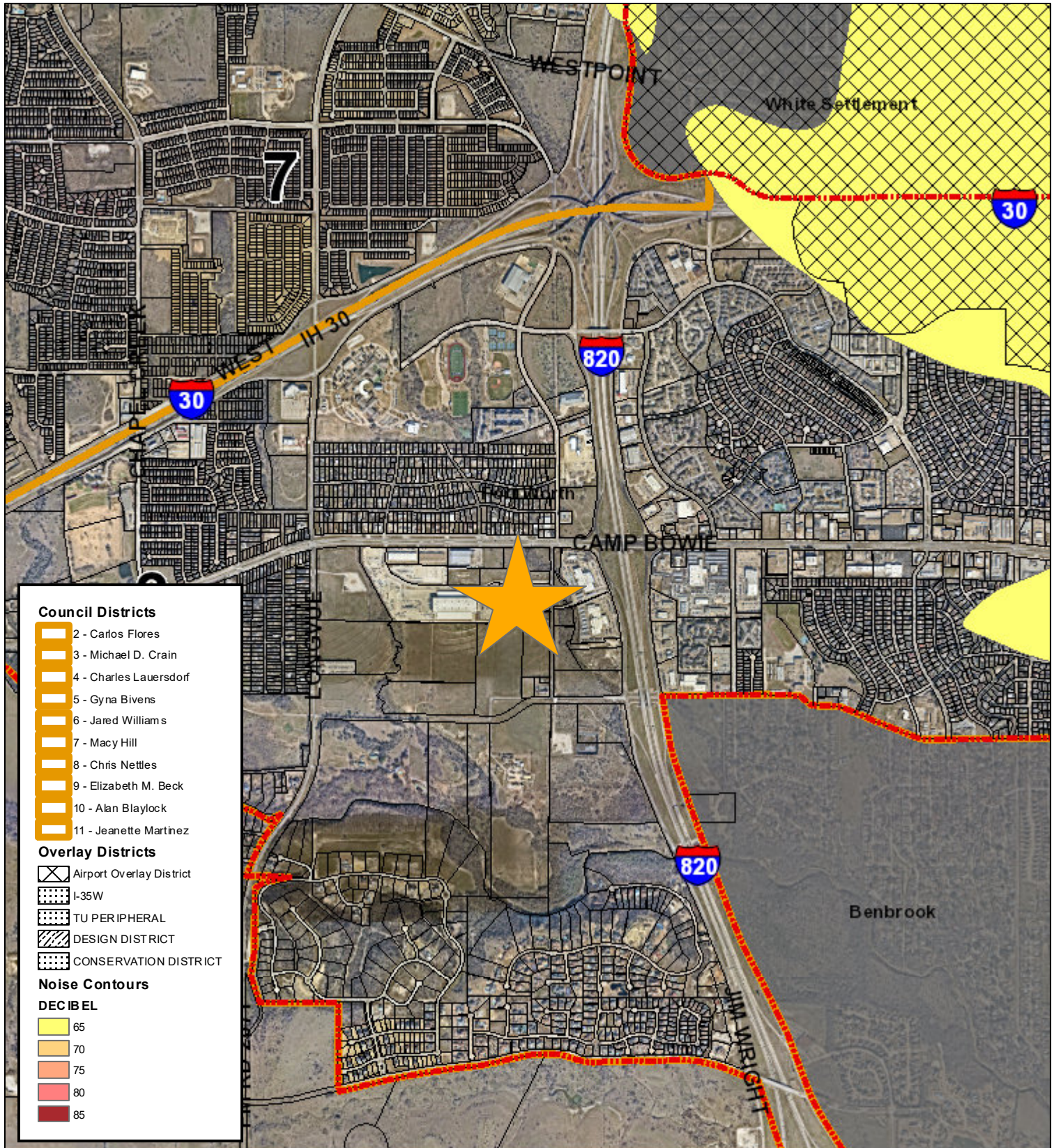
Aerial Photo Map



0 195 390 780 Feet



Area Map



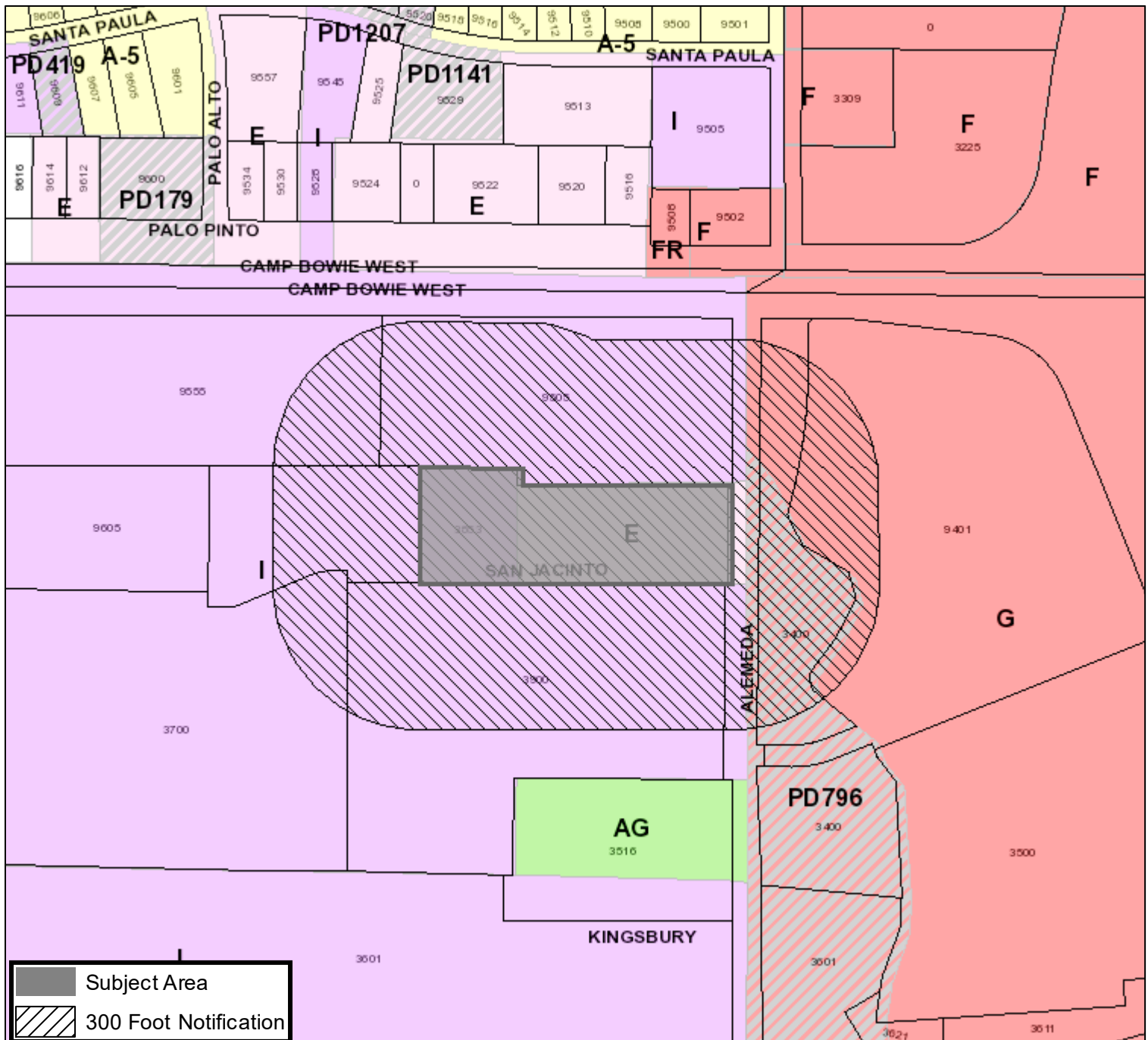
0 1,000 2,000 4,000 Feet



ZC-25-127

Area Zoning Map

Applicant: 615 Property Group/?
Address: 3953 San Jacinto Drive
Zoning From: E, I
Zoning To: I
Acres: 3.12
Mapsc0: Text
Sector/District: Far West
Commission Date: 8/13/2025
Contact: 817-392-2495



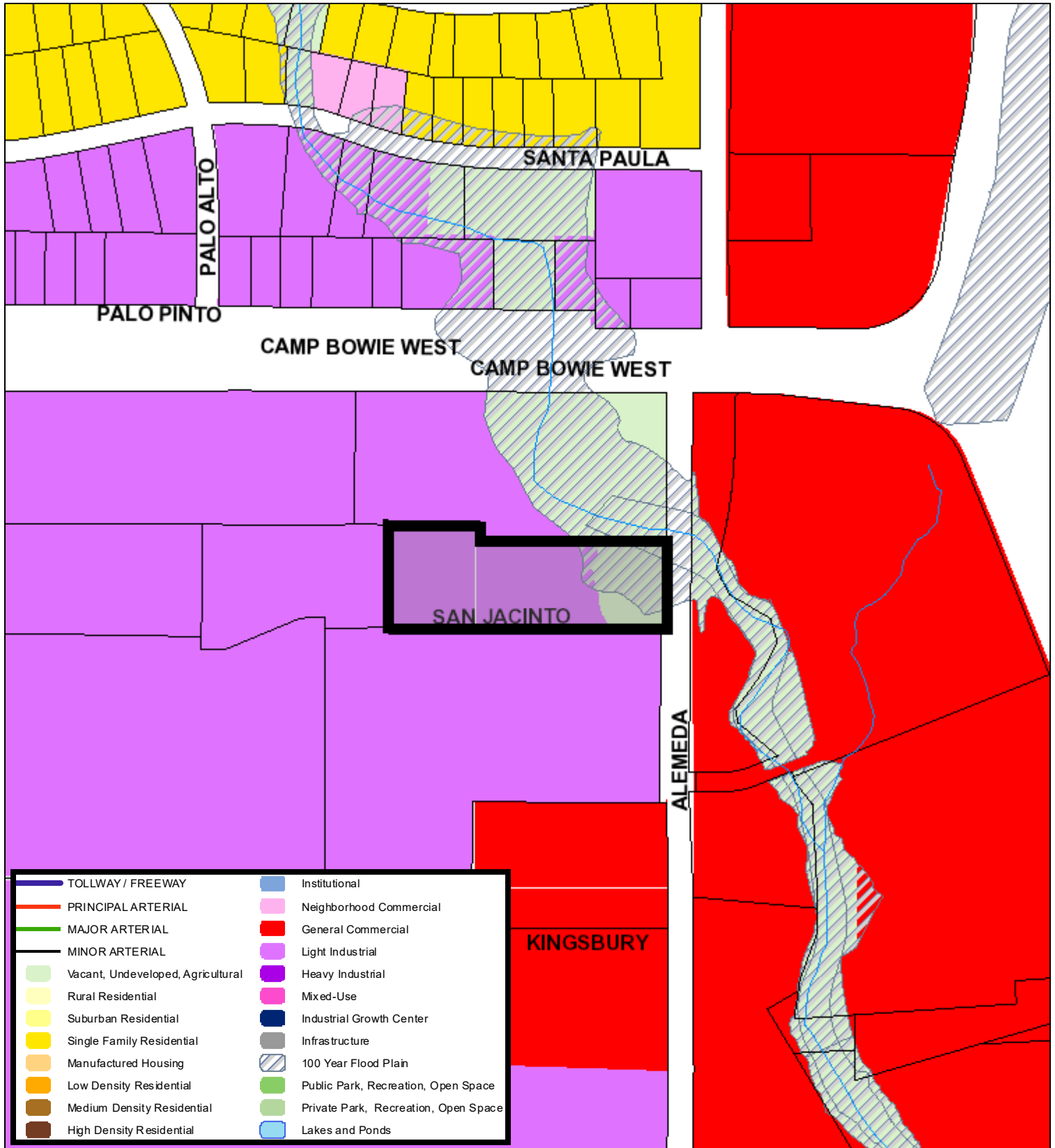
0 145 290 580 Feet

Created: 7/17/2025 9:12:37 AM



ZC-25-127

Future Land Use



300 150 0 300 Feet

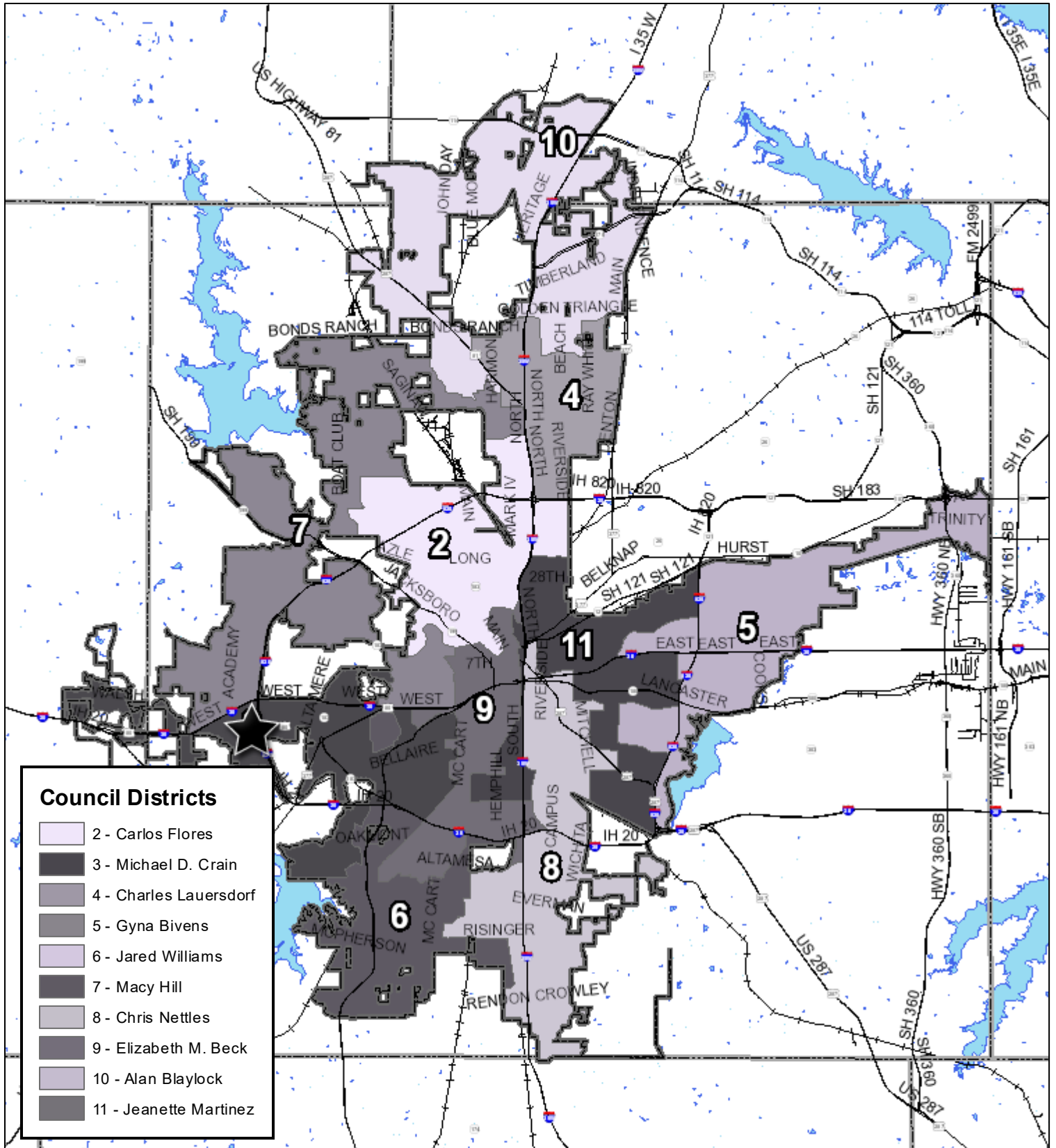
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-127

Location Map



0 2.5 5 10 Miles



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER 615 Property Group LLC

Mailing Address 3213 Ramona Drive City, State, Zip Fort Worth, TX 76116

Phone _____ Email _____

APPLICANT Clearstone Partners

Mailing Address 4347 W. Northwest Highway, Suite 130-229 City, State, Zip Dallas, TX 75220

Phone 817-564-5911 Email sbeatty@clearstone-re.com

AGENT / OTHER CONTACT Spiars Engineering - Tyler Barnett

Mailing Address 3575 Lone Star Circle, Suite 434 City, State, Zip Fort Worth, TX 76177

Phone 817-301-3153 Email tyler.barnett@spiarsengineering.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): 3953 San Jacinto Drive

Total Rezoning Acreage: 3.12 ☒ 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 2R-1, Block 3, Marco Addition

Is rezoning proposed for the entire platted area? ☐ Yes ☒ No Total Platted Area: 3.12 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: 3.12 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 checked="" type="checkbox"/> Rezoning from one standard zoning district to another </div> <div> <input 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 Existing PD or CUP Number: _____ Previous Zoning Case Number: _____ </div>

DEVELOPMENT INFORMATION

Current Zoning District(s): E

Proposed Zoning District(s): I

Current Use of Property: Vacant

Proposed Use of Property: Office/Light Industrial

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: _____

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)

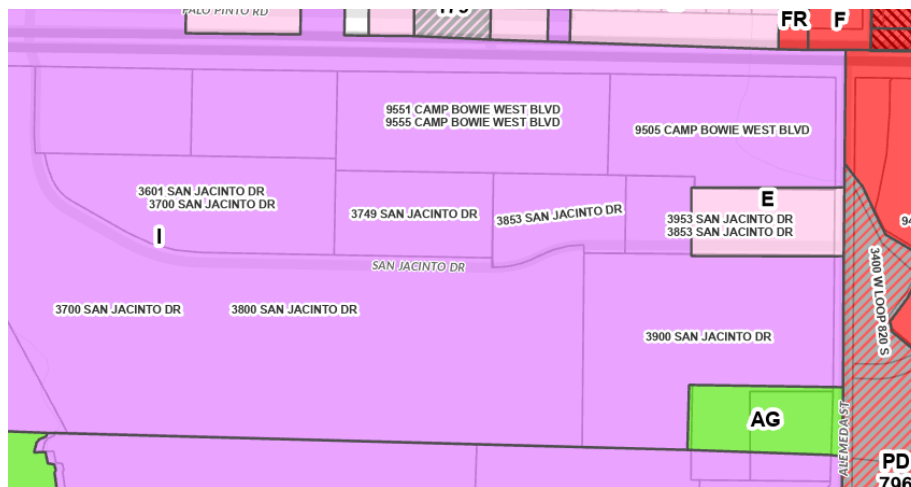
DETAILED PROJECT DESCRIPTION

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.

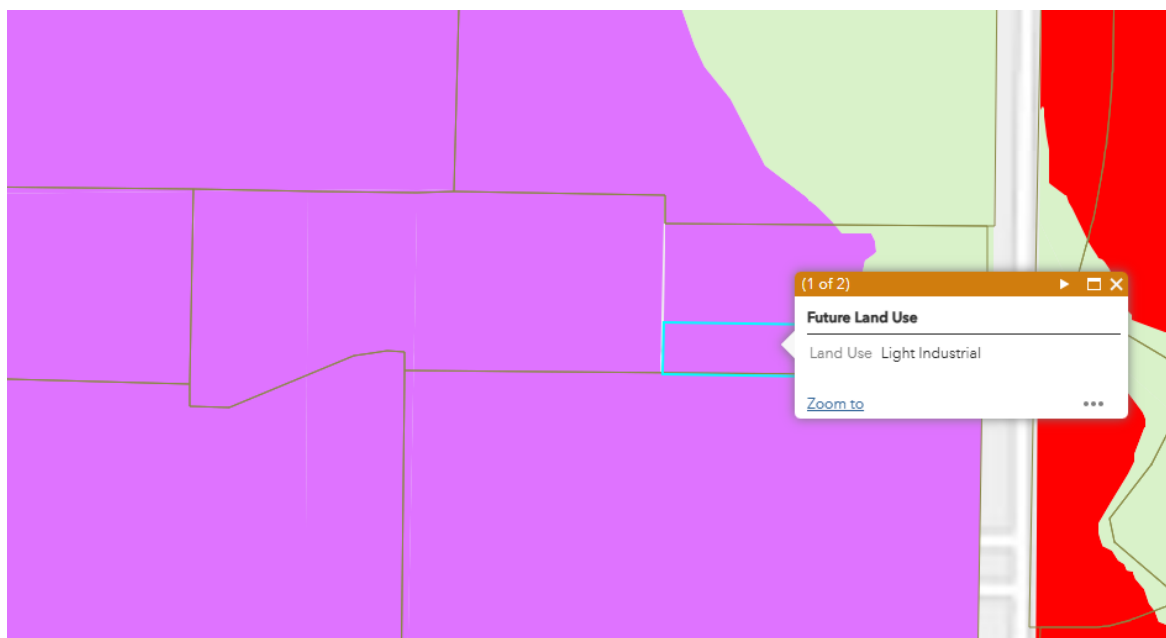
For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The purpose of this rezoning case is to rezone the stated property from E to I to match the surrounding properties that are all currently zoned I Light Industrial. The Future Land Use Plan shows this site as Light Industrial which is consistent with our proposed rezoning. At this time we are evaluating uses and site layouts that meet the development requirements of the I Light Industrial district, but do not have a definitive site plan.

Existing Zoning



Future Land Use Plan



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.](#)

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.

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

~~N/A~~ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):

~~N/A~~ Site Plan meeting requirements of attached checklist (pages 7-8)

~~N/A~~ 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):

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) _____ 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:

_____ (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

Owner's Name (Printed)

Applicant or Agent's Signature

William B Johnston

Applicant or Agent's Name (Printed):



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

Not Applicable

- ☐ Site Address and Legal Description
- ☐ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☐ Date of preparation or revision, as applicable
- ☐ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☐ Vicinity map, north arrow, and scale
- ☐ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☐ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- ☐ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☐ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☐ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☐ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☐ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☐ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☐ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

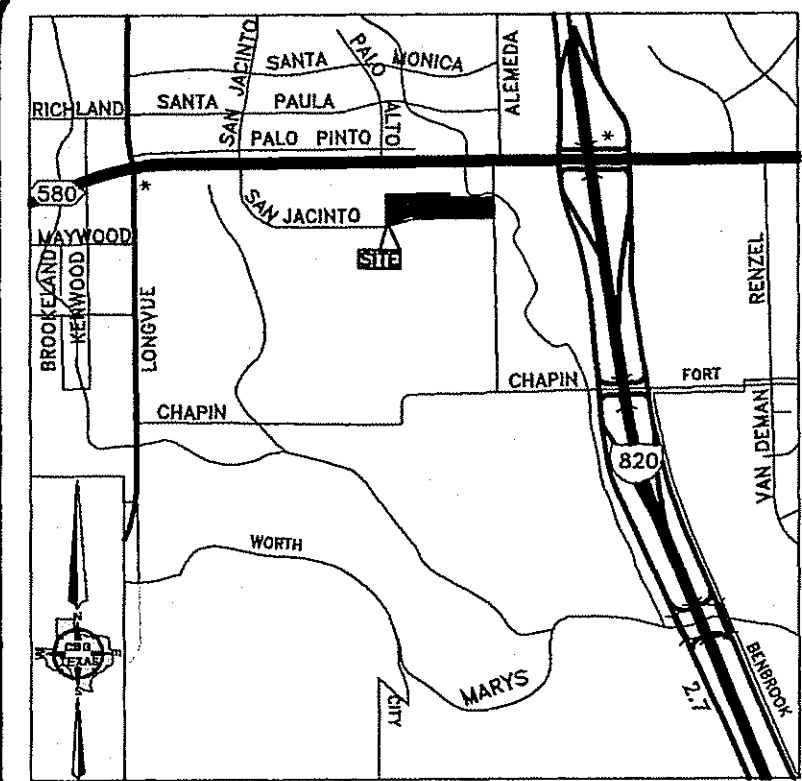
- ☐ This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- ☐ This project will comply with [Section 6.302, Urban Forestry](#).
- ☐ All signage will conform to [Article 4, Signs](#).
- ☐ All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.



VICINITY MAP
NOT TO SCALE

LEGEND
CM
BL
ESMT
P.O.S.E.
R.O.W.
CAB., SLD.
SQ. FT.
INST. NO.
O.P.R.T.C.T.
TEXAS
M.R.T.C.T.
P.R.T.C.T.

CONTROL MONUMENT
BUILDING LINE
EASEMENT
PUBLIC OPEN SPACE EASEMENT
RIGHT-OF-WAY
CABINET, SLIDE
SQUARE FEET
INSTRUMENT NUMBER
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY,
TEXAS
MAP RECORDS, TARRANT COUNTY, TEXAS
PLAT RECORDS, TARRANT COUNTY, TEXAS
MAG NAIL FOUND
POINT FOR CORNER
5/8 INCH IRON ROD FOUND
1/2 INCH IRON ROD FOUND
"X" FOUND/SET
1" IRON PIPE FOUND

GENERAL NOTES

- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- 2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- 3) NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
- 4) THE PURPOSE OF THIS RE-PLAT IS TO CREATE 2 LOTS OUT OF 1 LOT.
- 5) PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.
- 6) 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.
- 7) SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
- 8) PRIVATE P.R.V.'s WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

FLOOD PLAIN NOTE:

ACCORDING TO THE FSR-20-024, THIS PROPERTY DOES LIE IN ZONE AE, AND DOES LIE WITHIN THE 100 YEAR FLOOD ZONE. EXCEPT AS SHOWN.

LAND USE TABLE:

LOT 2R-1:
NET: 1.82 ACRES
GROSS: 3.12 ACRES
USE: COMMERCIAL

LOT 2R-2:
NET: 1.99 ACRES
GROSS: 2.32 ACRES
USE: COMMERCIAL

LINE	BEARING	DISTANCE
L1	N 00°00'38" W	25.00'
L2	S 00°04'38" W	36.17'
L3	N 00°03'50" W	40.01'
L4	N 89°56'10" E	20.00'
L5	N 00°03'50" W	40.01'

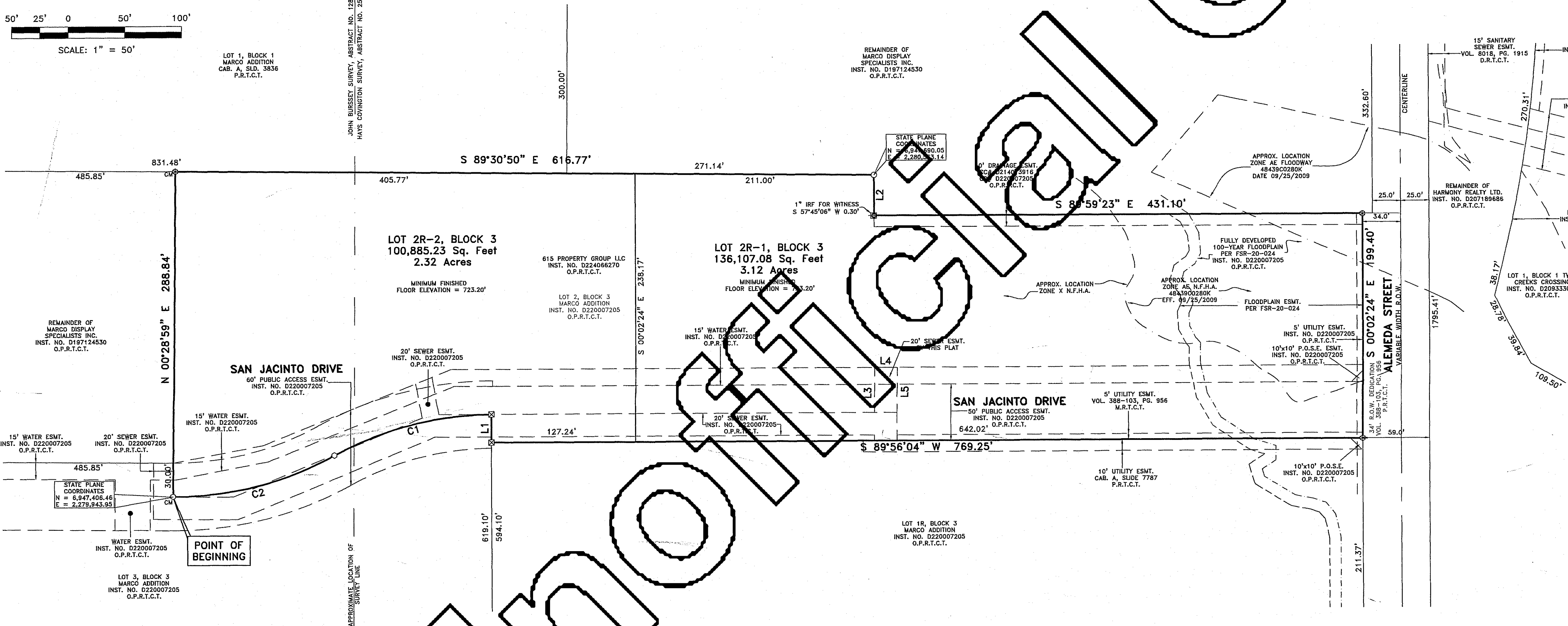
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	144.76'	290.00'	28°36'00"	S 75°25'49" W	143.26'
C2	178.57'	290.00'	29°21'11"	S 75°48'24" W	146.95'

50' 25' 0 50' 100'

SCALE: 1" = 50'

LOT 1, BLOCK 1
MARCO ADDITION
CAB. A, SLD. 3836
P.R.T.C.T.

JOHN BURSLEY SURVEY, ABSTRACT NO. 128
HAYE CONINGTON SURVEY, ABSTRACT NO. 285



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

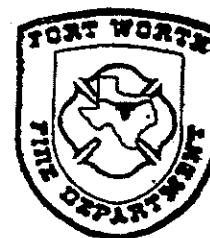
Plat Approval Date: 11-27-24

By: *Amal K. B. B.* Chairman

By: *Dorel R. Hill* Secretary

SHORT PLAT
LOTS 2R-1 AND 2R-2, BLOCK 3
MARCO ADDITION

236,992.32 SQ. FT. 5.44 ACRES
BEING A REPLAT OF LOT 2, BLOCK 3, OF
MARCO ADDITION, AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
RECORDED IN INSTRUMENT NO. D220007205 O.P.R.T.C.T.



L.T. Thornton
11-27-24

CASE NUMBER: FS-24-139

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtllc.com

OWNER: 615 PROPERTY GROUP
AGENT: JEFF CRAIG
3213 RAMONA DRIVE
FORT WORTH, TEXAS 76116
PHONE: 817-244-8787
EMAIL: JCRAIG@BLAYLOCKGASKET.COM

SCALE: 1"=50' / DATE: 10/22/2024/ JOB NO. 2403001-01 / DRAWN BY: ANR

Document No. _____, Date _____

Document No. _____, Date _____



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042661267
AD NUMBER: 24793 3 2
CERTIFICATE NO : 135589368

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

CBG SURVEYING TEXAS LLC

1413 E IH30 SUITE 7
GARLAND TX 75043

DATE : 11/20/2024
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

MARCO ADDITION BLOCK 3 LOT 2

0003853 SAN JACINTO DR
5.441 ACRES

PROPERTY OWNER

615 PROPERTY GROUP LLC

3213 RAMONA DR
FORT WORTH TX 76116

YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF FORT WORTH	\$0.00
2024	Tarrant County	\$0.00
2024	TARRANT REGIONAL WATER DIST.	\$0.00
2024	JPS HEALTH NETWORK	\$0.00
2024	TARRANT COUNTY COLLEGE	\$0.00
2024	FORT WORTH ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : CBG SURVEYING TEXAS LLC
ACCOUNT NUMBER: 00042661267
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County, I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. 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 and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Elena Gamali Deputy



D224225156

12/17/2024 12:21 PM

Page: 1 of 3

Fees: \$73.00

PLAT

SUBMITTER: CBG SUEVEYING TEXAS LLC

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



METES AND BOUNDS DESCRIPTION

Lot 2R-1, Block 3, Marco Addition

BEING a tract of land situated in the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas, being all of Lot 2R-1, Block 3, Marco Addition according to the plat recorded in Document No. D224225156 of the Official Public Records, Tarrant County, Texas (PRDCT), with the subject tract being more particularly described as follows:

BEGINNING at the northeast corner of Lot 2R-1, also being on the south line of a remainder tract conveyed to Marco Display Specialists Inc., according to the deed recorded in Document No. D197124560 OPRTC, and being on the west line of Alameda Street, a variable width right-of-way;

THENCE S 00°02'24" E, 199.40 feet along the west line of Alameda Street to the southeast corner of San Jacinto Drive, a 50 foot public access easement recorded in Document No. D220007205 OPRTCT;

THENCE S 89°56'04" W, 642.02 feet to along the south line of San Jacinto Drive to the southeast corner of Lot 2R-2, Block 3, Marco Addition;

THENCE N 00°02'24" W, 238.17 feet along the east line of Lot 2R-2 to the south line of said Marco Display tract;

THENCE along the south line thereof, the following:

S 89°30'50" E, 211.00 feet;

S 00°04'38" W, 36.17 feet;

And S 89°59'23" E, 431.10 feet to the POINT OF BEGINNING with the subject tract containing 136,107 square feet or 3.125 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



June 26, 2025

G:\2025 JOBS\25-126 San Jacinto Dr\SURVEY\Word\Zoning M&B.docx

Rezoning Exhibit

