

# **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 100 Fort Worth Trail, Fort Worth, TX 76102 PUBLIC HEARING DATES

Zoning Commission

City Council

Location: 100 Fort Worth Trail; Council Chambers

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:			
L					

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

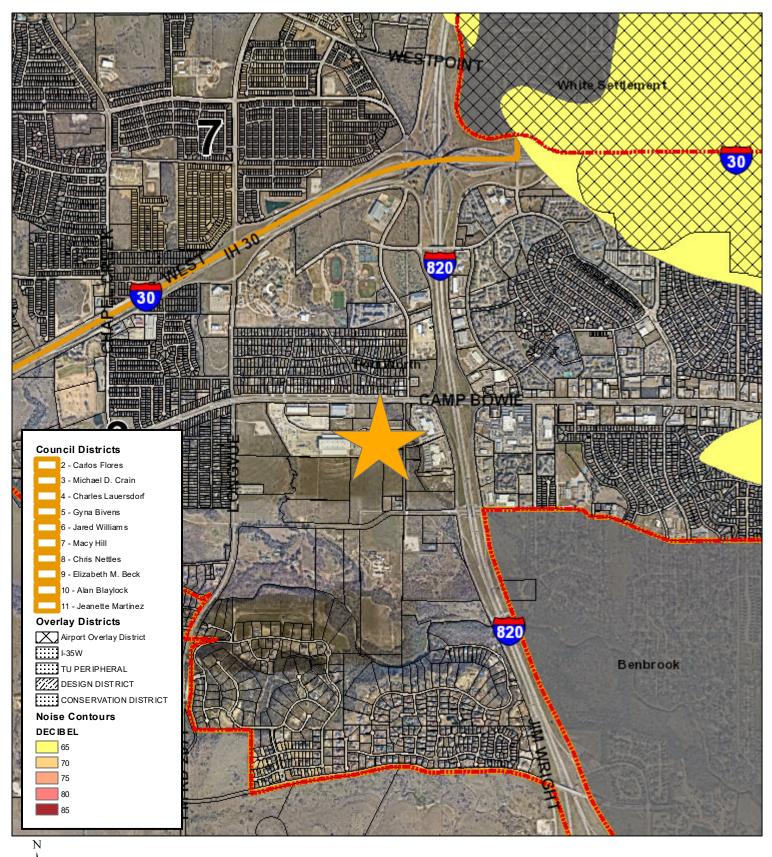
Organization Name:	Oppose Support
Signature of Representative:	Printed Name of Representative:









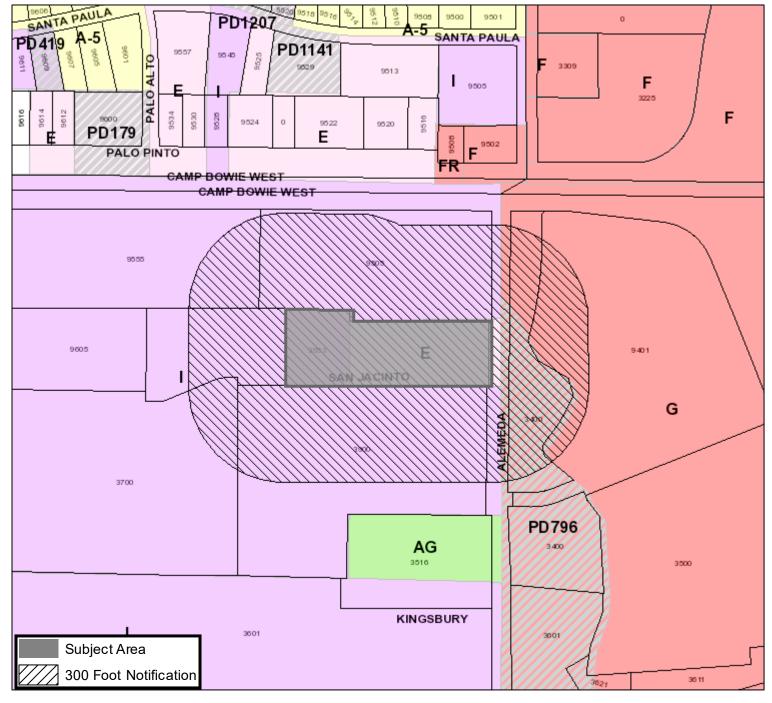




Applicant: 615 Property Group/? Address: 3953 San Jacinto Drive

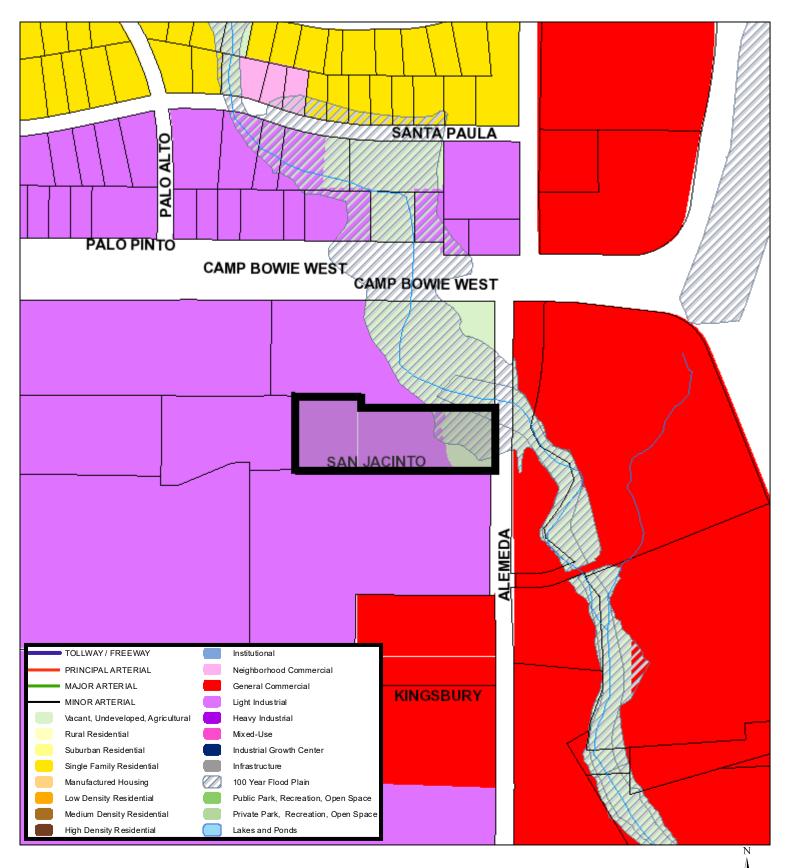
Zoning From: E, I
Zoning To: I
Acres: 3.12
Mapsco: Text
Sector/District: Far West
Commission Date: 8/13/2025
Contact: 817-392-2495



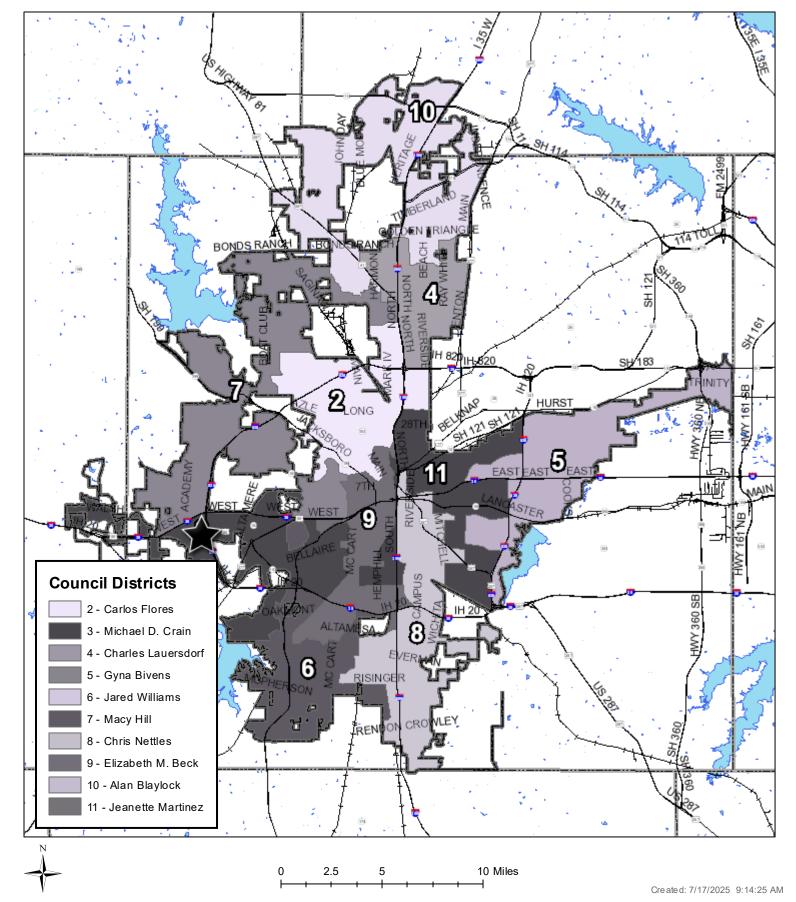




# **Future Land Use**







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# **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?				
X 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: 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				

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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:			
	1			
DEVELOPMENT INFORMATION				
Current Zoning District(s): E Pro	posed Zoning District(s):			
Current Use of Property: Vacant				
Proposed Use of Property: Office/Light Industrial				
For Planned Developmen	t (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:			
ase Zoning District Proposed for PD:				
and Uses Being Added or Removed:				
re Development Standards or Waivers being requested?   Yes   No If yes, please list below:				
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	ation)			
$\square$ Site Plan Required (site plan will be submitted at a future time for	or 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	t (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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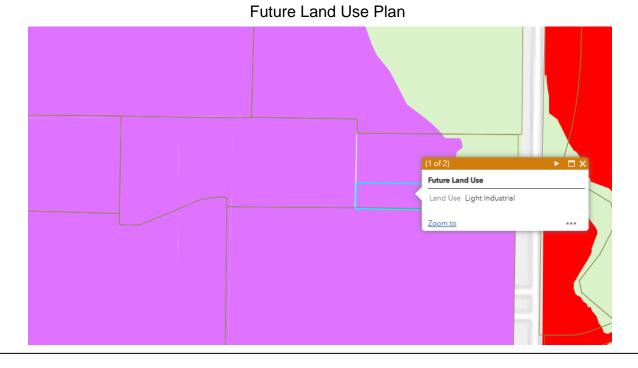
#### **DETAILED PROJECT DESCRIPTION**

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 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.





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#### **ADDITIONAL QUESTIONS**

	112 2 1110 11112 20 20 110110	
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		
	The <u>Fort Worth Neighborhood Database</u> includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the <u>Online Zoning Map</u> or contact <u>Community Engagement</u> . 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		
	<b>Zonificación y/o frente al Consejo de la Ciudad?</b> (sin coste para usted) $\square$ Sí $\boxtimes$ 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	
	NZA If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):	

 $\mathbb{N}$ A Site Plan meeting requirements of attached checklist (pages 7-8)  $\mathbb{N}$ 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):	AM 12 84
Owner's Name (Printed):	7
If application is being submitted by an applicant or agent othe	er 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 APP	PRAISAL DISTICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY
OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZO	DNING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
OF FORT WORTH, TEXAS, TO REGULST A CHARGE IN THE	(CERTIFIED LEGAL DESCRIPTION)
Owner's Signature (of the above referenced property)	Applicant or Agent's Signature  William B Johnston  Applicant or Agent's Name (Printed):
Owner's Name (Printed)	Applicant of Agent 3 Maine (1 mices).

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**Project Identification:** 

administratively.

#### SITE PLAN CHECKLIST AND REQUIREMENTS

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

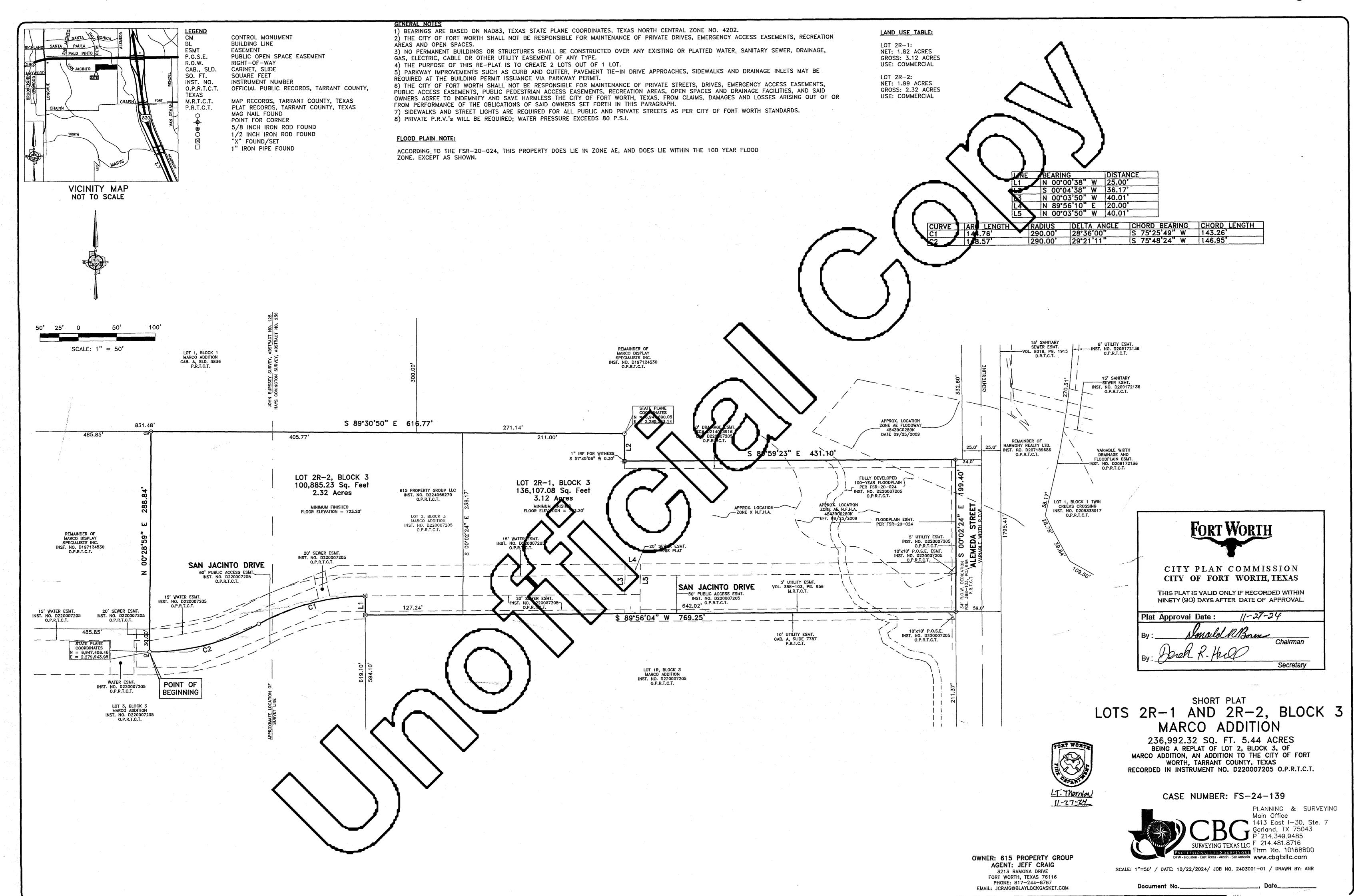
#### **Items to be Shown on All Site Plans**

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
Sit	e 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.
	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.
	proposed for vehicular paving and circulation.
	<u>Dumpsters/Air Conditioners/Compactors</u> – 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.
	<u>Setbacks and Easements</u> – 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.
Ge	neral Notes:
The	e following notes should be included on all site plans:
	This project will comply with <u>Section 6.301, Landscaping</u> .
	<ul> <li>Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements</li> </ul>
	for Section" (reference section for your specific zoning district)
	This project will comply with <u>Section 6.302, Urban Forestry</u> .
	All signage will conform to <u>Article 4, Signs</u> .
	All provided lighting will conform to the Lighting Code.
_	multifamily projects in CR, C, or D districts, also include the following note:
Ш	This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.
Plea	ase make sure to carefully review the development and design standards for your zoning district in Chapter 4 of the Zoning Ordinance. If any waivers

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.

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



#### **Utility Easements**

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree. shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and earess upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

# Sidewalks:

Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Sidewalks are required adjacent to both sides of all public and private streets and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

## Construction Prohibited Over Easements:

No permanent buildings or structures shall be constructed over an existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

#### Covenants or Restrictions are Unaltered:

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

#### Water/Wastewater impact Fees:

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

### Transportation Impact Fees:

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

#### Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

## **Building Permits:**

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

## Impact Fees:

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

#### Floodplain Restriction:

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

# Floodplain/Drainage-Way Maintenance:

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all imes and will be maintained by he individual lot owners whose lots are traversed by, or adjacent to, the drainage—ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage—ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which could result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage—ways. The drainage—way crossing each lot is contained within the floodplain easement line as shown on the plat.

- 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.
- 9) LOT 2R-1 IS NEAR FLOODPLAIN BOUNDARY.

# **LEGEND** СМ

CONTROL MONUMENT BUILDING LINE EASEMENT ESMT PUBLIC OPEN SPACE EASEMENT P.O.S.E.

R.O.W. RIGHT-OF-WAY CABINET, SLIDE CAB., SLD. SQUARE FEET SQ. FT.

INSTRUMENT NUMBER INST. NO. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY. O.P.R.T.C.T. **TEXAS** 

MAP RECORDS, TARRANT COUNTY, TEXAS M.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS P.R.T.C.T. 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

# 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

**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.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS 615 Property Group LLC is the owner of a 5.44 acre tract of land situated in the John Burssey Survey, Abstract Number 128 and the Hays Covington Survey, Abstract Number 256, City of Fort Worth, Tarrant County, Texas, same being Lot 2, Block 3 of Marco Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Instrument Number D220007205, Official Public Records, Tarrant County, Texas, same being that tract of land conveyed to 615 Property Group LLC, by Special Warranty Deed with Vendor's Lien recorded in Instrument Number D224066270, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found for corner, said corner being the Northeast "ell" corner of Lot 3. Block 3, of said Marco Addition;

THENCE South 00 degree 02 minutes 24 seconds East, along the West Right—of—Way line of said Alemeda Street, a distance of 199.40 feet 👠 a 5/8

THENCE North 00 degree 28 minutes 59 seconds East, along an East line of said Lot 3, a distance of 288.84 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of a remainder of Marco Display Specialists Inc., by deed recorded in Instrument Number D197124530, Official Public Records, Tarrant County, Texas, same lying along the South line of Lot 1, Block 1 of Marco Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A. Slide 3836, Plat Records. Tarrant County. Texas:

THENCE South 89 degrees 30 minutes 50 seconds East, along the South line of said Lot 1, a distance of 616.77 feet to a 1/2 inch iron rod found for corner, seconds. a Southeast "ell" corner of said remainder tract; ⊶corner bei

eing a South est corner of said Marco Display Specialists tract, from which a 1 inch iron THENCE South 00 degree 04 minutes 38 seconds East, along a West line of said Marco Display Specialists tract, a distance of 36.17 feet to a point f rod found for corner bears South 57 degrees 45 minutes 06 seconds West, a distance of 0.30 feet for witness;

d for corner, said Zorner lying along the South line of said Marco Display Specialists tract. THENCE South 89 degrees 59 minutes 23 seconds East, along a South line of said Marco Display Specialists tract, a distance of 431.10 feet to same lying along the West Right-of-Way line of Alemeda Street (a variable width Right-of-Way):

being the Northeast corner of Lot 1R. Block 3. of said Marco Addition: the Morthwest corner of said Lot 1R, same lying along the East line of said Lot 3; THENCE South 89 degrees 56 minutes 04 seconds West, along the North line of said Lot 1R, a distance of 769.25 feet to an "X" set for the mer, so corne

Northeast corner of said Lot 3, same being the beginning of a non-tangent curve to the left, THENCE North 00 degree 00 minute 38 seconds West, along the East line of said Lot 3, a distance of 25.00 feet to an "X" found for corner, sa W st, 143.26 feet; having a radius of 290.00 feet, a delta angle of 28 degrees 36 minutes 00 second, a chord bearing and distance of South 15 degrees 25 minutes 49 seconds

The line of said Lot 3, same being the beginning of a tangent curve to the right, having a THENCE along said curve to the left, along the North line of said Lot 3, an arc length of 144.76 feet to a mag nail found for corner, said berner hing along the No radius of 290.00 feet, a delta angle of 29 degrees 21 minutes 11 seconds, a chord bearing and distance of South 75 degrees 48 minutes 24 secon s West,

a 235,992.32 square feet or 5.44 acres of land. THENCE along said curve to the right, along the North line of said lot 3, an arc length of 148.57 and contain

#### OWNER'S DEDICATION

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

That, 615 Property Group Inc., acting by and through their duly authorized agent, Jeff Craig, do hereby adopt this plat as LOTS 2R-1 AND 2R-2, BLOCK 3, MARCO ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use Corever the easements and rights—of—way shown hereon.

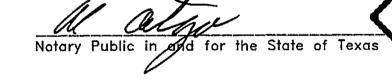
WITNESS, my hand this the 20 day of November



STATE OF TEXAS COUNTY OF TARRANT

day appears Jeff Craig, known to me to be the person whose name is subscribed to the BEFORE ME, the undersigned, a Notary Public in and for said County and S purposes and onsiderations therein expressed. foregoing instrument and acknowledged to me that he executed # same for

GIVEN UNDER MY HAND AND SEAL OF OFFICE.



SURVEYOR'S CERTIFICATE

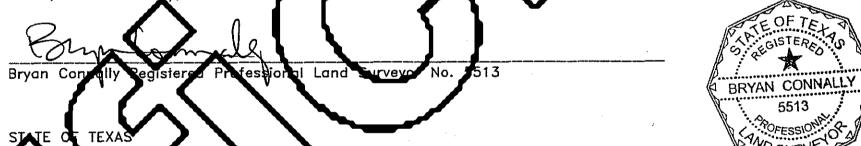
KNOW ALL MEN BY THESE PRESENTS:

in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the THAT I Bryan Connally a Registered Professional land and the monuments shown thereon were wand and co aced upder my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

AL ORTEGO otary Public, State of Tex

Comm. Expires 11-30-2027

Notary ID 134663693



ptary Public in and for said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

OFFICE, this the 24 day of Octover

LISA HYTER Notary Public, State of Texa E Comm. Expires 11-17-2024 Notary ID 132785921



corner lying along the West Right-of-Way line of said Alemeda Street, same

Plat Approval Date: //-27-24

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.

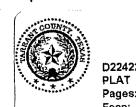
> > CASE NUMBER: FS-24-139



Garland, TX 75043 P 214.349.9485 SURVEYING TEXAS LLC F 214.481.8716 TESSIONAL LAND SURVEYORS Firm No. 10168800 uston - East Texas - Austin - San Antonio www.cbgtxllc.com

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

Document No.\_\_\_\_



OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS 12/17/2024 12:21 PM D22422515

FILED AND RECORDED

- Mengatoure Nicholoo MARY LOUISE NICHOLSON

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

OWNER: 615 PROPERTY GROUP

Lt. Thorata

11-27-24.



#### TARRANT COUNTY TAX OFFICE

WENDY BURGESS
Tax Assessor-Collector

1 OF 1

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

In God We Trust

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

PROPERTY DESCRIPTION

MARCO ADDITION BLOCK

0003853 SAN JACINTO DE

PROPERTY OWNER

615 PROPERTY GROUP LLO

3213 RAMONA DR PORT WORTH TX 76116

YEAR	TAXÓNIT	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 ISO	\$0.00
	TOTAL	\$0.00

ISSUED TO : CBG SURVEYING TEXAS LAC

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.

D224225156

12/17/2024 12:21 PM

Page: 1 of 3

Fees: \$73.00

PLAT

SUBMITTER: CBG SUEVEYING TEXAS LLC

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 Alemeda Street, a variable width right-of-way;

THENCE S 00°02'24" E, 199.40 feet along the west line of Alemeda 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.



# Rezoning Exhibit

