



# 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](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission  
c/o Development Services, City Hall  
100 Fort Worth Trail, Fort Worth, TX 76102

Members of the public may attend in person to address the Zoning Commission regarding an item listed on the agenda. Sign-up sheets are located at the entrance to the Council Chambers and can be filled out prior to the start of the meeting. For questions or assistance with registration, please contact Laura Ruiz at [Laura.Ruiz@fortworthtexas.gov](mailto:Laura.Ruiz@fortworthtexas.gov) or 817-392-8047.

To register to speak at the City Council hearing, please visit [fortworthtexas.gov](http://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-25-141

## Aerial Photo Map



0 190 380 760 Feet



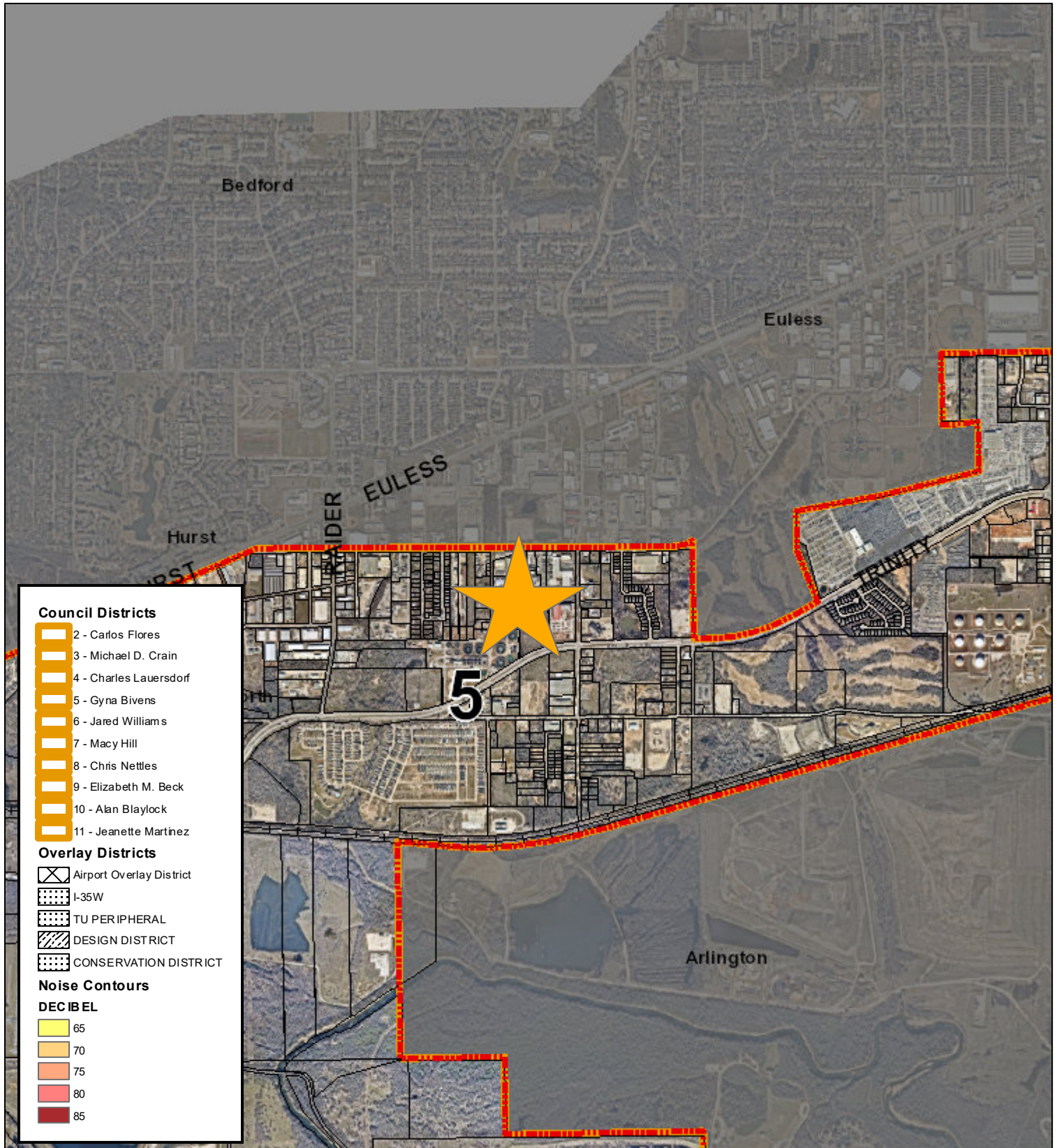


# FORT WORTH®



## Area Map

ZC-25-141



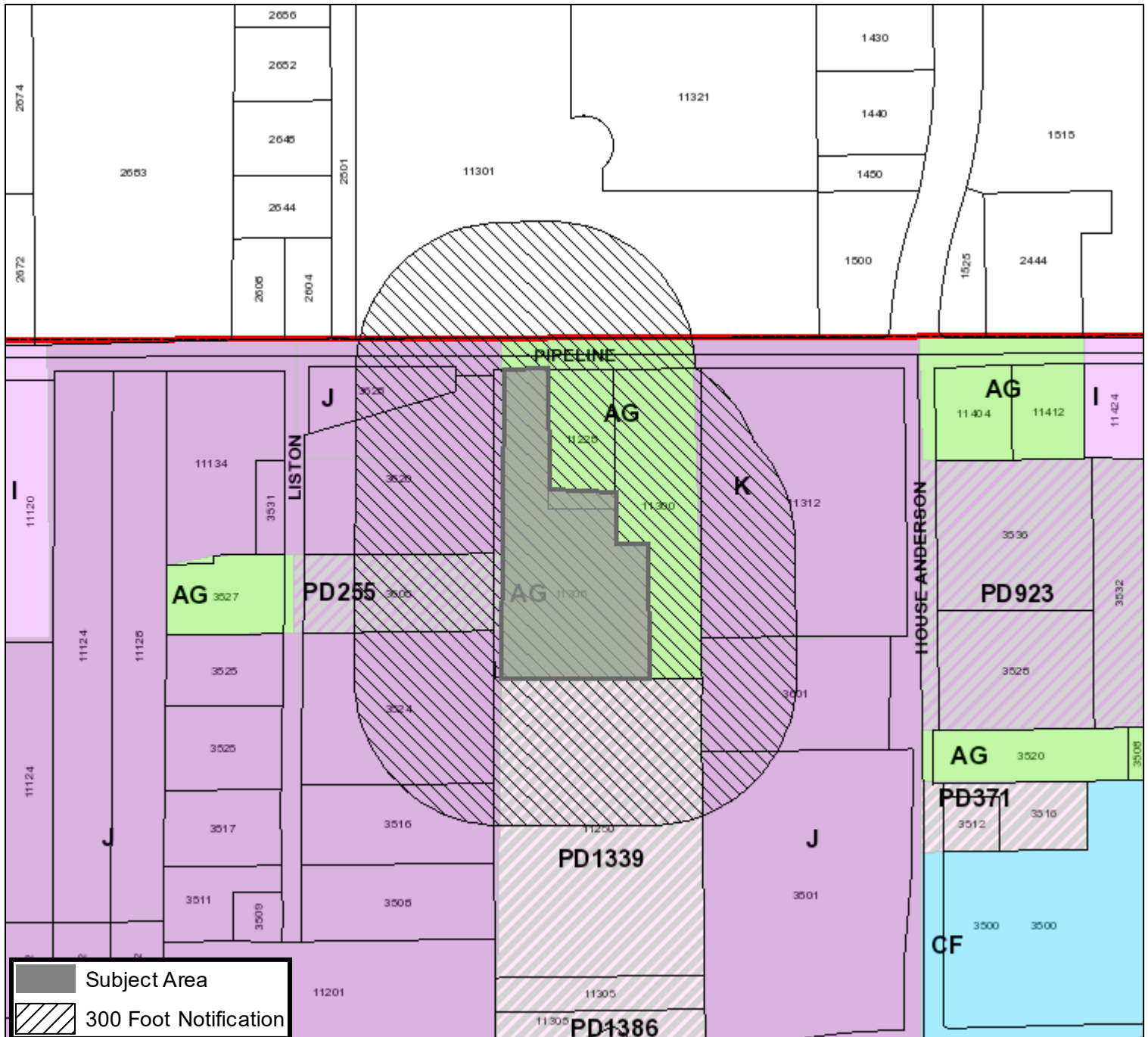
0 1,000 2,000 4,000 Feet



ZC-25-141

## Area Zoning Map

Applicant: 11308 BP Pipeline LLC/Kelly Hart & Hallman LP  
Address: 11308 South Pipeline Road  
Zoning From: AG  
Zoning To: J  
Acres: 3.13  
Mapsc0: Text  
Sector/District: Eastside  
Commission Date: 9/10/2025  
Contact: 817-392-8043



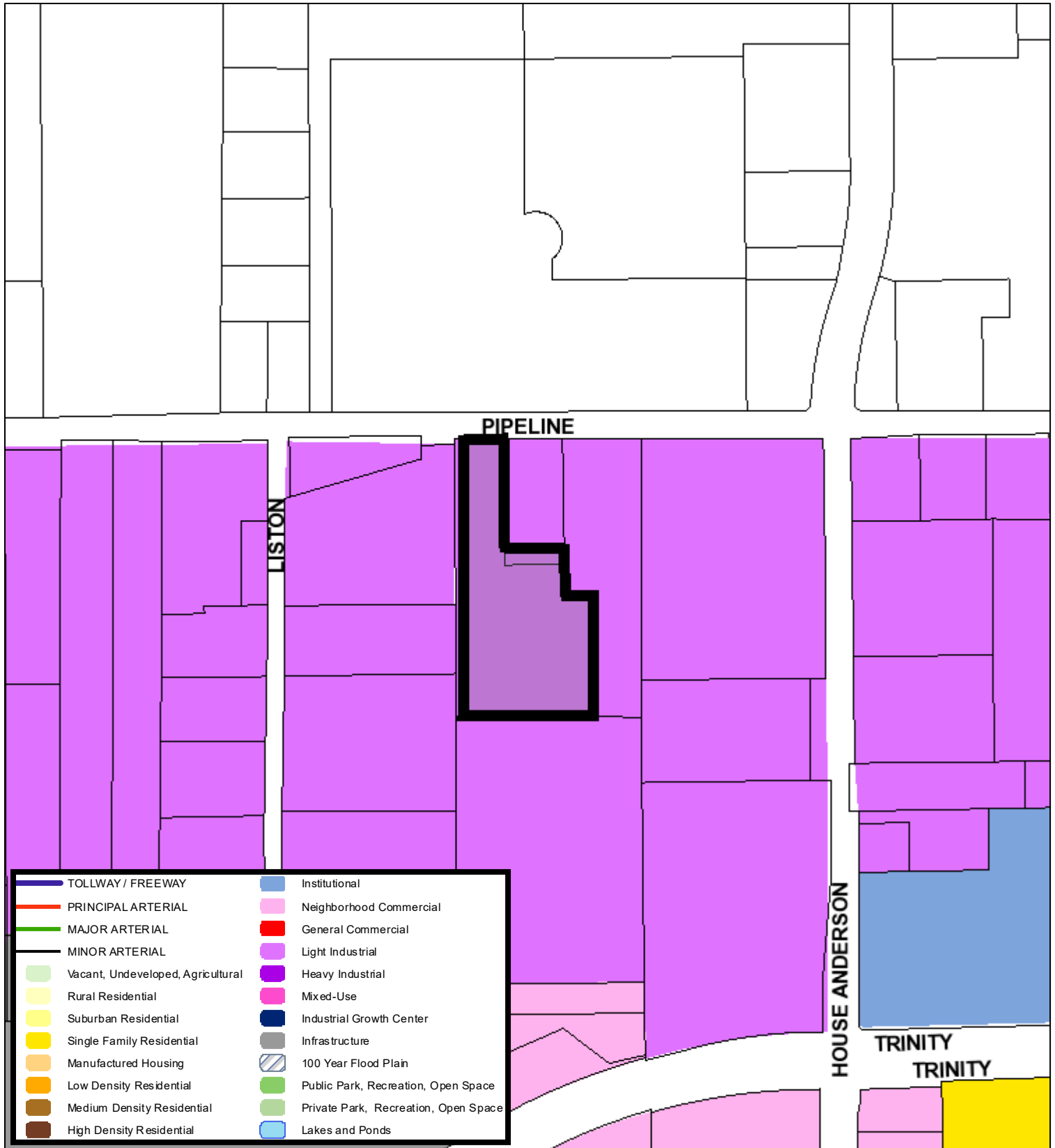
0 145 290 580 Feet

Created: 8/26/2025 12:07:58 PM



ZC-25-141

## 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.

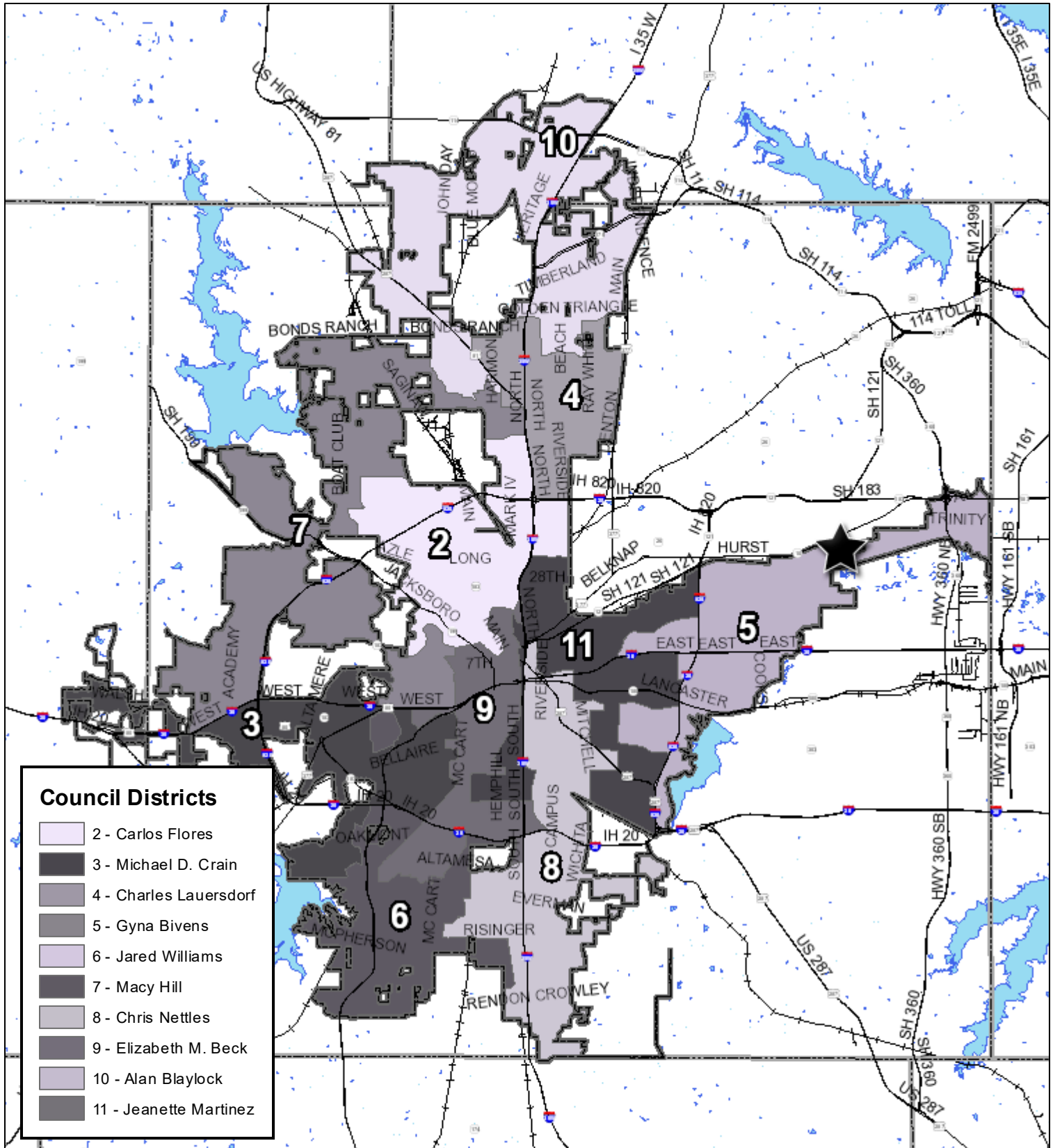






ZC-25-141

## Location Map



0 2.5 5 10 Miles



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** 11308 BP Pipeline, LLC

Mailing Address 4245 N. Central Expressway, Suite 225 City, State, Zip Dallas, Texas 75205

Phone (214) 460-7833 Email Ben.Siegel@bleeckerpartners.com

**APPLICANT** Viking Fence Co., Ltd.

Mailing Address 3314 Bowman Ave. City, State, Zip Austin, Texas 78703

Phone (512) 417-3662 Email sc@chavarria-industries.com

**AGENT / OTHER CONTACT** Ray Oujesky, Kelly Hart & Hallman LLP

Mailing Address 201 Main Street, Suite 2500 City, State, Zip Fort Worth, Texas 76102

Phone (817) 878-3556 Email ray.oujesky@kellyhart.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): 11308 S. Pipeline Road, Fort Worth, Texas

Total Rezoning Acreage: 3.13 ☒ 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): \_\_\_\_\_

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: 3.13 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
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers) <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): AG Proposed Zoning District(s): J

Current Use of Property: Storage of equipment and materials for fencing and portable sanitation company

Proposed Use of Property: Storage of equipment and materials for fencing and portable sanitation company

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.

Since 2015, Viking Fence Co., Ltd has been the lessee of the property. The property serves as a Dallas-Fort Worth dispatch facility for the rental division of Viking. 54 personnel work at the facility, comprised of drivers, field and office personnel. Temporary fence and associated hardware, portable sanitation units and medium sized trucks servicing the customers of these assets are stored on the property.

It was not discovered that the property was zoned AG until it was recently acquired by the current owner. J and K zoning and industrial uses populate the surrounding properties. Future land use map shows the property to be J medium industrial use. The property owner and Viking wish to rezone the property to J medium industrial to support the long-standing and future use of the property.

## ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** ☐ Yes ☒ No If yes, please explain:

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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
- ☐ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
  - ☐ Site Plan meeting requirements of attached checklist (pages 7-8)
  - ☐ 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.

11308 BP Pipeline, LLC

Owner's Signature (of the above referenced property): By: 

Owner's Name (Printed): Benjamin Siegel, Manager of Bleecker Partners, LLC, Manager of 11308 BP Pipeline, LLC

**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) Ray Oujesky, Kelly Hart & Hallman LLP and Salvador Chavarria 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:  
part of Lot 1, Block 3, Anderson WM Addition, Tarrant County, Texas (CERTIFIED LEGAL DESCRIPTION)

11308 BP Pipeline, LLC

By: Owner's Signature (of the above referenced property)  
Benjamin Siegel, Manager of Bleecker Partners, LLC,  
Manager of 11308 BP Pipeline, LLC

Owner's Name (Printed)

  
Applicant or Agent's Signature

Ray Oujesky

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:

- ☐ 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.**

519 East I-30 #145  
Rockwall, Texas 75087

ALTA SURVEY



Brian S. RHODES Registered Professional Land Surveyor (972) 475-8940  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at #### XXXXXXXX XXXXXXXX, in the City of XXXXX, XXXXXXXX County, Texas.

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEING a part of Lot 1, Block 3, Anderson WM Addition, an Addition to the City of Euless, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-171, Page 63, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being a tract of land described in deed to 11308 South Pipeline Properties, LLC, a Texas limited liability company, recorded under Instrument No. D215282250, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from a ½ inch iron rod found in the East line of Liston Lane, at the Southwest corner of Lot D5, Block 1, William Anderson Addition, an Addition to the City of Euless, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 952 (P.R.T.C.T.);

THENCE North 59 deg. 36 min. 48 sec. East, a distance of 444.62 feet to a 5/8 inch iron rod found in the East line of said Lot D5, at the Northwest corner of a tract of land described in deed to LCG2I Mova North, LLC, a Texas limited liability company, recorded under Instrument No. D224109785 (D.R.T.C.T.), being the Southwest corner of herein described tract of land, and being the PLACE OF BEGINNING;

THENCE North 00 deg. 00 min. 05 sec. West, a distance of 624.45 feet to a 1/2 inch iron rod found in the S. Pipeline Road, at the Northeast corner of Corinth Land Company, a Texas corporation, recorded under Instrument No. D222296777 (D.R.T.C.T.), THENCE South 89 deg. 40 min. 16 sec. East, a distance of 105.79 feet to a point at the Northwest corner of a tract of land described in deed to Shirley Parker, recorded under Instrument No. D211055730 (D.R.T.C.T.);

THENCE South 00 deg. 35 min. 01 sec. East, a distance of 234.03 feet to a fence post at the Southwest corner of said Parker tract;

THENCE South 89 deg. 46 min. 13 sec. East, a distance of 135.46 feet to a fence post in the Northerly West line of said MTS Properties LLC tract, at the Southeast corner of said Parker tract;

THENCE South 00 deg. 00 min. 31 sec. West, a distance of 119.96 feet to a fence post at the Westerly Southwest corner of said MTS Properties LLC tract;

THENCE South 88 deg. 57 min. 05 sec. East, a distance of 59.46 feet to a fence post at an ell corner of said MTS Properties LLC tract;

THENCE South 00 deg. 10 min. 10 sec. East, a distance of 271.36 feet to a fence post in the North line of a tract of said LCG2I Mova North, LLC tract), at the Southerly Southwest corner of said MTS Properties LLC tract;

THENCE North 89 deg. 24 min. 34 sec. West, a distance of 303.84 feet to the PLACE OF BEGINNING and containing 136,553 square feet or 3.13 acres of land.

NOTES:

The following Items are from Schedule B, Fidelity National Title, Title Commitment No. 202500573, issued on date of March 12, 2024 and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property."

10q. Electric and telephone easement granted to The Phoenix Construction Company, by instrument dated January 13, 1914, recorded in volume 442, Page 619 of the Deed Records of Tarrant County, Texas. (TRACT 3) (UNABLE TO PLOT)

10r. Underground electric service lateral easement granted to Texas Electric Service Company, by instrument dated June 5, 1984, recorded in Volume 7906, Page 1695 of the Deed Records of Tarrant County, Texas. (TRACT 3) (UNABLE TO PLOT)

10s. The following easements and/or building setbacks affecting TRACT 3, as shown and/or stated on the Plat recorded in Volume 388-171, Page 63 of the Plat Records of Tarrant County, Texas:  
i. utility easement 5 feet in width along the west, south and most northerly and southerly east property lines. (AS SHOWN)

10t. Ingress/egress easement granted to Donny Penwell, Bill Drennan and Jerry Drennan, by instrument dated January 8, 2002, recorded in volume 15419, Page 161 and volume 15419, Page 166 of the Deed Records of Tarrant County, Texas. (TRACT 3) (AS SHOWN)

10v. Pipelines and appurtenances easement granted to Texas Midstream Gas Services, LLC, by instrument dated July 10, 2012, recorded under Document No. D212170281 of the Official Public Records of Tarrant County, Texas. (TRACT 3) (AS SHOWN)

There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

136,553 square feet or 3.13 acres of land.

0 total parking spaces, 0 handicap parking spaces

No known evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known proposed changes in street right of way lines, no known of information is made available to the surveyor by the controlling jurisdiction. No known evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

No known plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A thereof (Optional Survey Responsibilities and Specifications): unless otherwise shown.

Party walls not observed

Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

SURVEYOR'S CERTIFICATION

To: Heritage Title Company of Austin, INC.; Fidelity National Title;

This is to certify 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 A: 2, 3, 4, 6(a), 6(b), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19.), of Table A thereof. The fieldwork was completed on March 06, 2025.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easement.

TITLE AND ABSTRACTING WORK FURNISHED BY Fidelity National Title;  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'

Date: 03-06-2025

G. F. No.: 202500573

Job no.: 113844

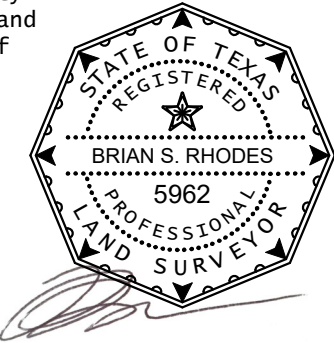
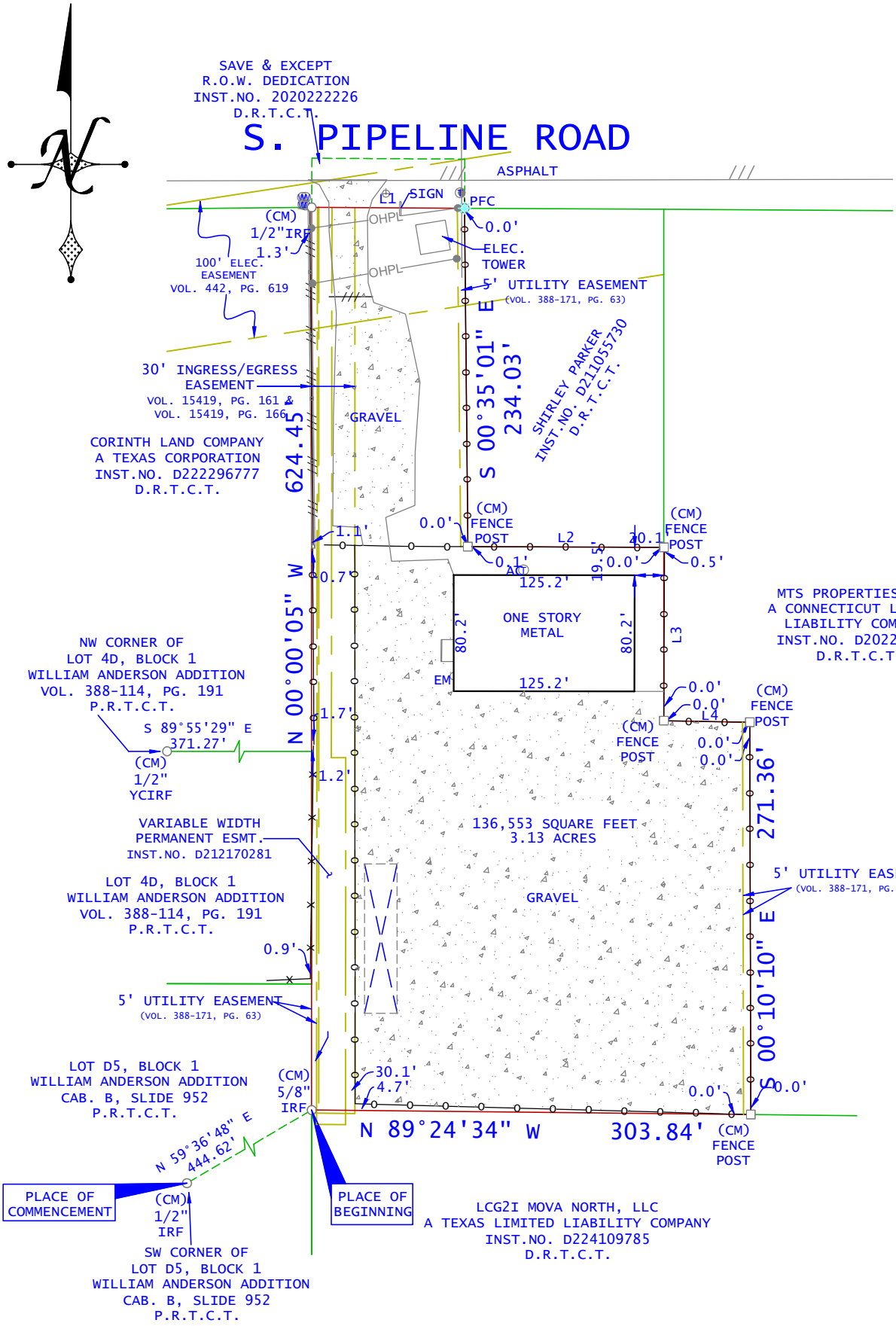
Drawn by: BM

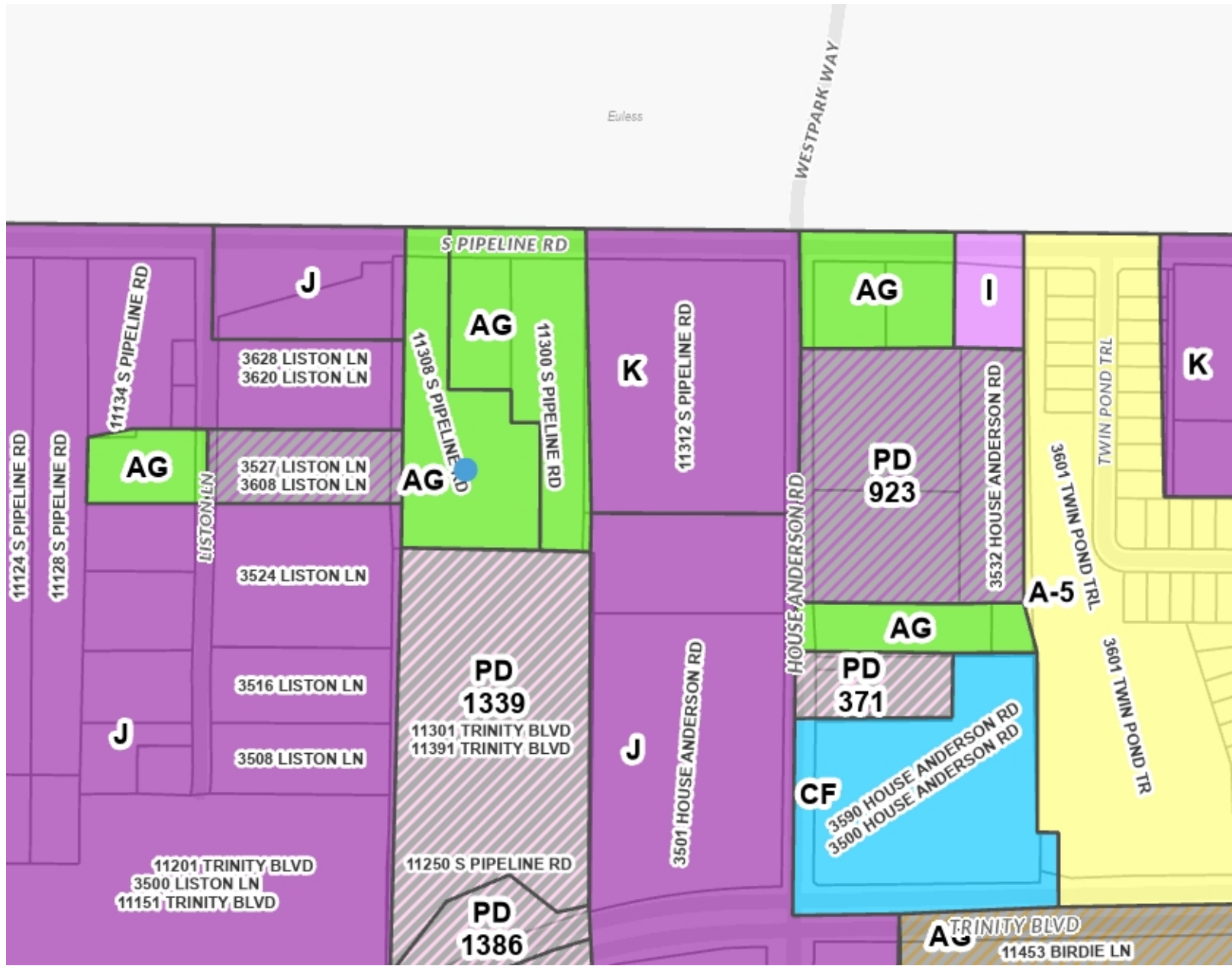
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR Heritage Title Company of Austin, INC.; Fidelity National Title;

LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	EASEMENT SETBACK
CM - CONTROLLING MONUMENT	
MRD - MONUMENT OF RECORD DIGNITY	
POINT FOR CORNER	
1/2" YELLOW-CAPPED IRON ROD SET	
STAMPED "BURNS SURVEYING"	
X-CUT FOUND OR SET (AS NOTED)	
FENCE POST FOR CORNER	
MONUMENT FOUND	EM - ELECTRIC METER
C - CABLE	E - ELECTRIC
CLEAN OUT	PE - POOL EQUIP
GAS METER	P - POWER POLE
FIRE HYDRANT	T - TELEPHONE
LIGHT POLE	W - WATER METER
MANHOLE	W - WATER VALVE
( UNLESS OTHERWISE NOTED )	

LINE TABLE		
LINE	LENGTH	BEARING
L1	105.79	S89°40'16"E
L2	135.46	S89°46'13"E
L3	119.96	S00°00'31"W
L4	59.46	S88°57'05"E

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.





## Legend

NCTCOG Freeways 4,514

Streets Label 4,514

□ Zoning Outline

Overlay Districts

□ <Null>

21047

AO

APZ 1

APZ 2

CIRCLE PARK

CZ

DOWNTOWN URBAN

I-35W CENTRAL

I-35W NORTH

I-35W SOUTH

TCU

TUP 1

TUP 2

TUP 3

TUP 4

TUP 5

TUP 6

TUP 7

Zoning Fill

AG - Agricultural

A-5; A-7.5; A-10; AR Single Family

A-2.5A; A-43- Residential (Single Family One-Acre +)

A-21- Residential (Single Family, 1/2 Acre)

MH- Residential (Manufactured Housing)

B; R1; R2- Low Density Residential

C; CR; D Multi Family

UR- Urban Residential

CF- Community Facility

ER; E; EP - Neighborhood Commercial

FR; F; G; OM- General Commercial

Mixed Use, Downtown, and Form Based Districts

IP; I- Light Industrial

J; K- Heavy Industrial

O-2; O-1- Floodplain

Planned Development (A-5; PD, A5; PD, A-10; PD, A-5; PD, A-43)

Planned Development (A-21, Residential (Single Family, 1/2 Acre +))

Planned Development (AG- Agricultural)

Planned Development (J; K- Heavy Industrial)

Planned Development (FR; F; G; OM- General Commercial)

Planned Development (IP; I- Light Industrial)

Planned Development (B; R1; R2- Low Density Residential)

Planned Development (C; CR; D Multi Family)

Planned Development (ER; E; EP- Neighborhood Commercial)

0.1 0 0.07 0.1 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY



ALTA SURVEY



BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 11308 S. PIPELINE ROAD, in the city of EULESS Texas.

BEING a part of Lot 1, Block 3, Anderson WM Addition, an Addition to the City of Euless, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-171, Page 63, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being a tract of land described in deed to 11308 South Pipeline Properties, LLC, a Texas limited liability company, recorded under Instrument No. D215282250, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a fence post in the North line of a tract of land described in deed to LCG2I Mova North, LLC., a Texas limited liability company, recorded under Instrument No. D224109785 (D.R.T.C.T.), at the Southerly Southwest corner of a tract of land described in deed to MTS Properties LLC, a Connecticut limited liability company, recorded under Instrument No. D202217745 (D.R.T.C.T.), being the Southeast corner of herein described tract of land;

THENCE North 89 deg. 24 min. 34 sec. West, a distance of 303.84 feet to a 5/8 inch iron rod found in the East line of a tract of land described in deed to Tres Sierra, LTD., a Texas limited liability company, recorded under Instrument No. D217240775 (D.R.T.C.T.), at the Northwest corner of said LCG2I Mova North tract;

THENCE North 00 deg. 00 min. 05 sec. West, a distance of 624.45 feet to a 1/2 inch iron rod found in the South line of S. Pipeline Road, at the Northeast corner of a tract of land described in deed to Corinth Land Company, a Texas corporation, recorded under Instrument No. D222296777 (D.R.T.C.T.);

THENCE South 89 deg. 40 min. 16 sec. East, a distance of 105.79 feet to a point at the Northwest corner of a tract of land described in deed to Shirley Parker, recorded under Instrument No. D211055730 (D.R.T.C.T.);

THENCE South 00 deg. 35 min. 01 sec. East, a distance of 234.03 feet to a fence post at the Southwest corner of said Parker tract;

THENCE South 89 deg. 46 min. 13 sec. East, a distance of 135.46 feet to a fence post in the Northerly West line of said MTS Properties LLC tract, at the Southeast corner of said Parker tract;

THENCE South 00 deg. 00 min. 31 sec. West, a distance of 119.96 feet to a fence post at the Westerly Southwest corner of said MTS Properties LLC tract;

THENCE South 88 deg. 57 min. 05 sec. East, a distance of 59.46 feet to a fence post at an ell corner of said MTS Properties LLC tract;

THENCE South 00 deg. 10 min. 10 sec. East, a distance of 271.36 feet to the PLACE OF BEGINNING and containing 136,553 square feet or 3.13 acres of land.

NOTES:

The following items are from Schedule B, Fidelity National Title, Title Commitment No. 202500573, issued on date of March 12, 2024 and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property."

10q. Electric and telephone easement granted to The Phoenix Construction Company, by instrument dated January 13, 1914, recorded in Volume 442, Page 619 of the Deed Records of Tarrant County, Texas. (TRACT 3) (UNABLE TO PLOT)

10r. Underground electric service lateral easement granted to Texas Electric Service Company, by instrument dated June 5, 1984, recorded in Volume 7906, Page 1695 of the Deed Records of Tarrant County, Texas. (TRACT 3) (UNABLE TO PLOT)

10s. The following easements and/or building setbacks affecting TRACT 3, as shown and/or stated on the Plat recorded in Volume 388-171, Page 63 of the Plat Records of Tarrant County, Texas:  
i. utility easement 5 feet in width along the west, south and most northerly and southerly east property lines. (AS SHOWN)

10t. Ingress/egress easement granted to Donny Penwell, Bill Drennan and Jerry Drennan, by instrument dated January 8, 2002, recorded in Volume 15419, Page 161 and Volume 15419, Page 166 of the Deed Records of Tarrant County, Texas. (TRACT 3) (AS SHOWN)

10v. Pipelines and appurtenances easement granted to Texas Midstream Gas Services, LLC, by instrument dated July 10, 2012, recorded under Document No. D212170281 of the Official Public Records of Tarrant County, Texas. (TRACT 3) (AS SHOWN)

There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

136,553 square feet or 3.13 acres of land.

0 total parking spaces, 0 handicap parking spaces

No known evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known proposed changes in street right of way lines, no known of information is made available to the surveyor by the controlling jurisdiction. No known evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

No known plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A thereof (Optional Survey Responsibilities and Specifications): unless otherwise shown.

Party walls not observed

SURVEYOR'S CERTIFICATION

To: Heritage Title Company of Austin, INC.; Fidelity National Title Insurance Company;

This is to certify 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 A: 2, 3, 4, 6(a), 6(b), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, and 17, of Table A thereof. The fieldwork was completed on March 06, 2025.

APPROVED

By Anne Richardson at 1:55 pm, Apr 04, 2025

ACCEPTED BY:

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052  
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'

Date: 03-06-2025

G. F. No.: 202500573

Job no.: 113844

Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIDELITY NATIONAL TITLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	105.79	S89°40'16"E
L2	135.46	S89°46'13"E
L3	119.96	S00°00'31"W
L4	59.46	S88°57'05"E

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

LEGEND	
WOOD FENCE	---
CHAIN LINK	---
BOUNDARY LINE	---
EASEMENT SETBACK	---
CM - CONTROLLING MONUMENT	
MRO - MONUMENT OF RECORD DIGNITY	
POINT FOR CORNER	
1/2" YELLOW-CAPPED IRON ROD SET	
STAMPED "BURNS SURVEYING"	
X-CUT FOUND OR SET (AS NOTED)	
FENCE POST FOR CORNER	
MONUMENT FOUND EM - ELECTRIC METER	
C - CABLE	E - ELECTRIC
CL - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
F - FIRE HYDRANT	T - TELEPHONE
L - LIGHT POLE	W - WATER METER
M - MANHOLE	V - WATER VALVE
( UNLESS OTHERWISE NOTED )	

