



# Neighborhood Notification

**Case Number: ZC-26-055**

**Council District: 7 – Macy Hill**

## ZONING CHANGE REQUEST

**Owner/Applicant:** Mike Windham & Donnie Kirk / Townsite, Mary Nell Poole

**Site Location:** 8715 & 8801 Wagley Robertson Road

**Request:**

Current Zoning: "AG" Agricultural, "A-21" One-Family Residential

Proposed: "A-5" One-Family Residential

**Proposed Use:** Single-Family Residential

**For More Information please contact:**

Case Manager

Enrique Alvarez

817-392-2779

## Public Hearing Dates

<b>Zoning Commission</b>	June 10, 2026
<b>City Council</b>	June 23, 2026 <b>(11:00 a.m.)</b>

## Public Notification

A zoning change is requested for the property shown on the attached maps. 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 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

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence 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

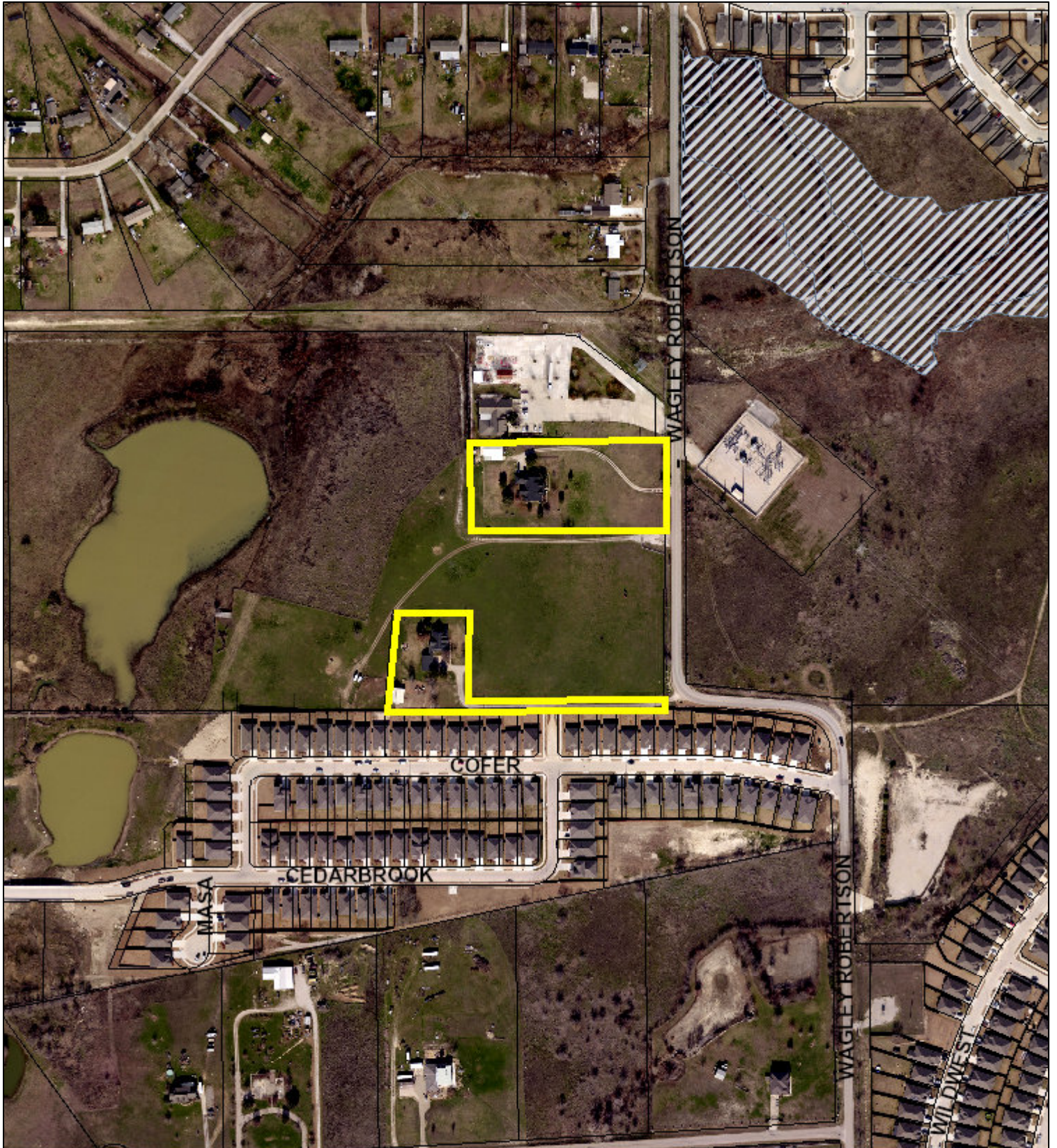


# Neighborhood Notification



## Organizations Notified

Organizations Notified	
Streams And Valleys Inc	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	

## Aerial Photo Map

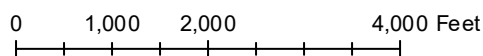
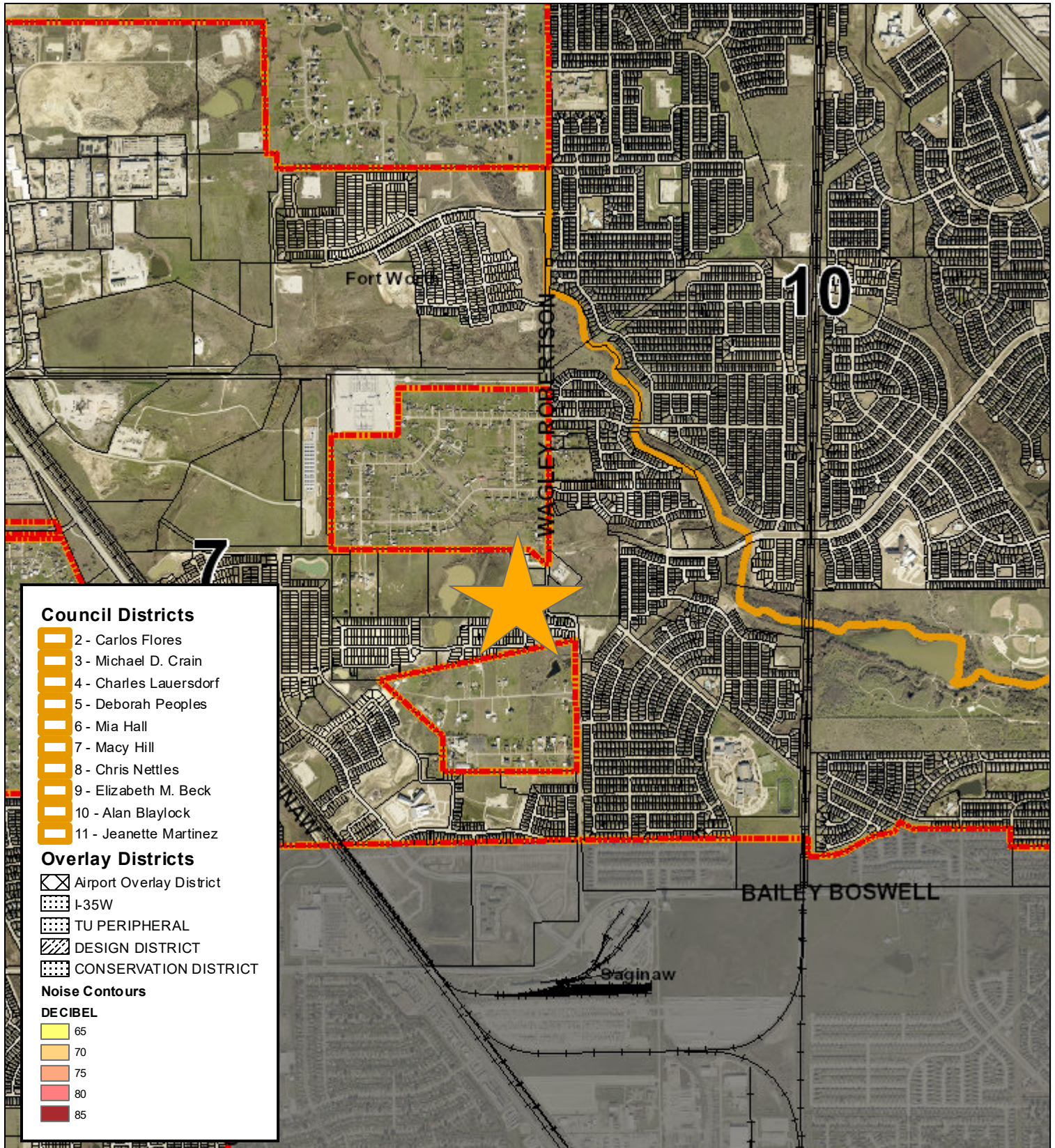


0 225 450 900 Feet

	FEMA 100 Year Flood Zone
	Non-FEMA City Flood Risk Areas

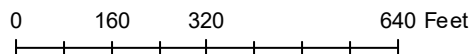
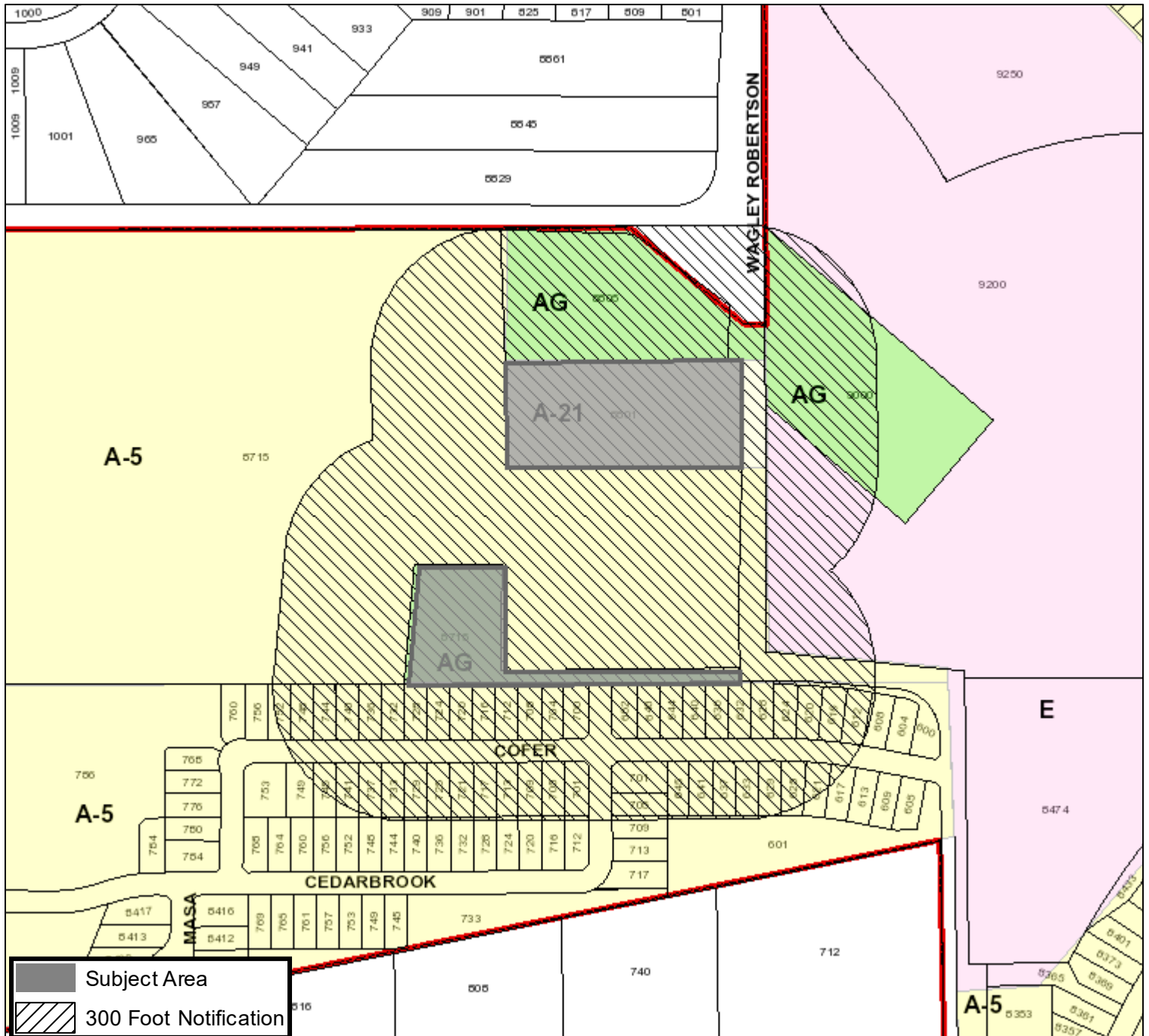


### Area Map

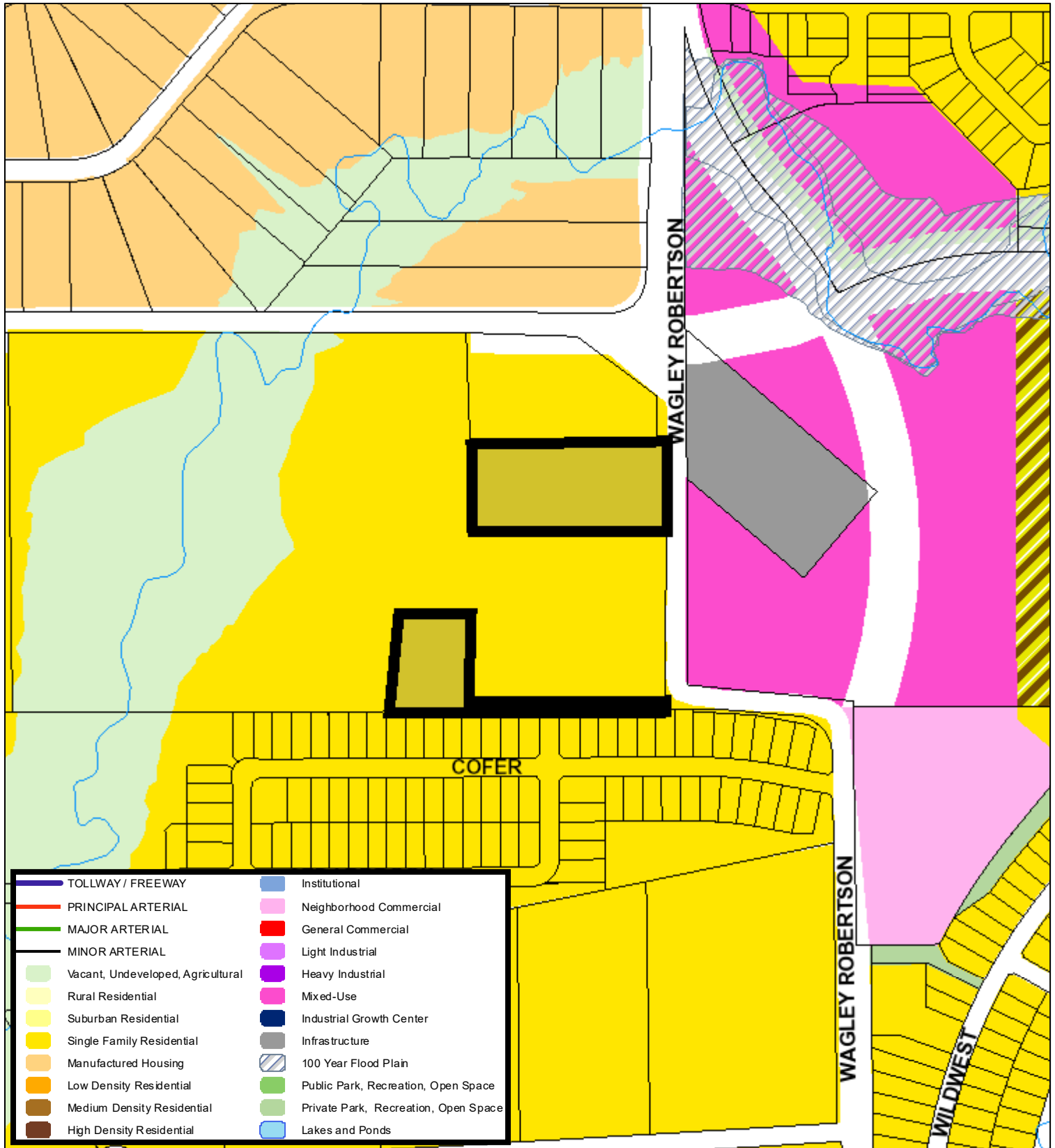


### Area Zoning Map

Applicant: Mike Windham & Donnie Kirk/Townsite  
 Address: 8715 & 8801 Wagley Robertson Road  
 Zoning From: AG, A-21  
 Zoning To: A-5  
 Acres: 4.563  
 Mapsco: Text  
 Sector/District: Far Northwest  
 Commission Date: 6/10/2026  
 Contact: 817-392-2779



### Future Land Use



350 175 0 350 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.





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Mike Windham / Donnie Kirk

Mailing Address 8715 & 8801 Wagley Robertson Rd City, State, Zip Fort Worth, TX 76131

Phone \_\_\_\_\_ Email mike.windham@hotmail.com/donnie@dsdjrealestate.com

**APPLICANT** Mary Nell Poole - Townsite

Mailing Address 2918 Wingate, Ste 100 City, State, Zip Fort Worth, TX 76107

Phone 817-850-9500 Email marynell@townsiteco.com

**AGENT / OTHER CONTACT** Mary Nell Poole - Townsite

Mailing Address 2918 Wingate, Ste 100 City, State, Zip Fort Worth, TX 76107

Phone 817-850-9500 Email marynell@townsiteco.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): 8715 & 8801 Wagley Robertson Rd

Total Rezoning Acreage: 4.5630  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): Lloyd Addition Ft Worth Block 1, Lot 1

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: 3.0 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: 1.5630 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 <i>(no change to development standards or waivers)</i> <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 / A-21 Proposed Zoning District(s): A-5

Current Use of Property: Single Family

Proposed Use of Property: Single Family

**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.

This request is part of a larger development which was recommended for approval last November and approved by council in December. These 2 existing single family homes lie within the development boundaries. By incorporating them into the new development site plan, it will create a unified and cohesive community.

The proposed plan is to construct a single family home community with one and two-story homes with pricing competitive with surrounding housing developments. The original plan consisted of 166 residential lots with typical lot sizes of 50x110 sf.

The Future Heritage Trace Parkway which runs along the northern boundary of the development is under design. The developer is working with the city engineers designing the roadway in order to coordinate grading and other design requirements. There is a potential high water area that runs through the middle of the site. The developer plans to create a park area for the community with a water feature. Adding these additional parcels to the development offers more flexibility in designing the community features and for mobility through the site.

## 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.

*Donnie Kirk*

Owner's Signature (of the above referenced property): Donnie Kirk (Apr 1, 2026 10:14:28 CDT)

Owner's Name (Printed): Donnie Kirk

**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) Mary Nell Poole - Townsite 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:

Benjamin Thomas Survey, Abstract 1497, Tract 3J (CERTIFIED LEGAL DESCRIPTION)

*Donnie Kirk*

Donnie Kirk (Apr 1, 2026 10:14:28 CDT)

Owner's Signature (of the above referenced property)

Donnie Kirk

Owner's Name (Printed)

*Mary Poole*

Applicant or Agent's Signature

Mary Nell Poole

Applicant or Agent's Name (Printed):






# Zoning Letter of Authorization - Kirk

Final Audit Report

2026-04-01

Created:	2026-03-25
By:	Mary Poole (marynell@townsiteco.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAApTKV9aeyX2gVmAtYIaxQ5wq-rHZ7pN

## "Zoning Letter of Authorization - Kirk" History

-  Document created by Mary Poole (marynell@townsiteco.com)  
2026-03-25 - 7:45:29 PM GMT
-  Document emailed to Donnie Kirk (donnie@dsdjrealestate.com) for signature  
2026-03-25 - 7:45:33 PM GMT
-  Email viewed by Donnie Kirk (donnie@dsdjrealestate.com)  
2026-04-01 - 3:09:32 PM GMT
-  Document e-signed by Donnie Kirk (donnie@dsdjrealestate.com)  
Signature Date: 2026-04-01 - 3:14:28 PM GMT - Time Source: server
-  Agreement completed.  
2026-04-01 - 3:14:28 PM GMT

**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): Mike Windham  
Mike Windham (Mar 25, 2026 09:27:53 CDT)

Owner's Name (Printed): Michael Windham

**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) Mary Nell Poole - Townsite 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:  
Lloyd Addition-Fort Worth, Block 1, Lot 1 (CERTIFIED LEGAL DESCRIPTION)

Mike Windham  
Mike Windham (Mar 25, 2026 09:27:53 CDT)  
Owner's Signature (of the above referenced property)

Michael Windham  
Owner's Name (Printed)

Mary Poole  
Applicant or Agent's Signature

Mary Nell Poole  
Applicant or Agent's Name (Printed):




# Zoning Letter of Authorization

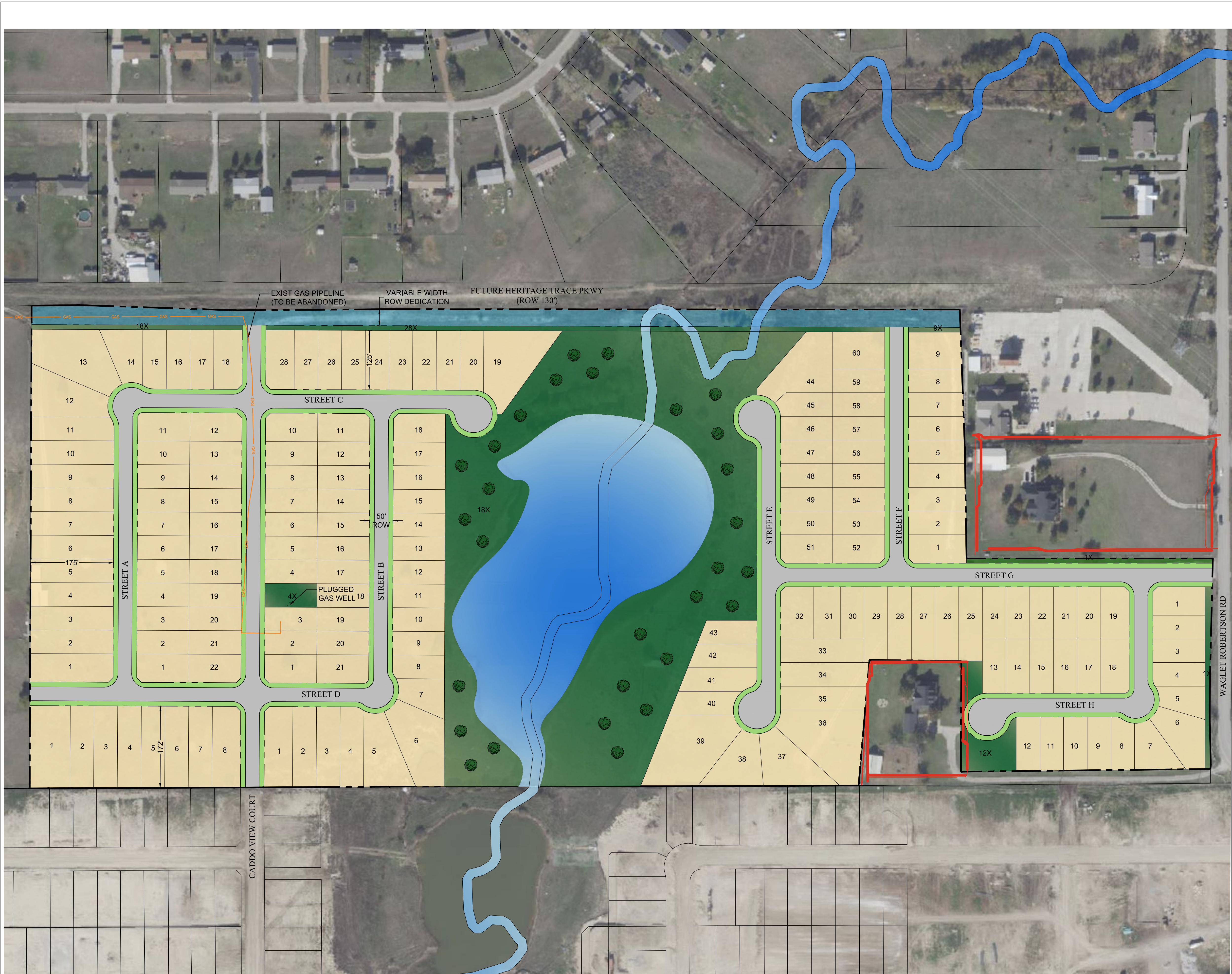
Final Audit Report

2026-03-25

Created:	2026-03-24
By:	Mary Poole (marynell@townsiteco.com)
Status:	Signed
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2026-03-24 - 3:10:31 PM GMT
-  Email viewed by Mike Windham (mike.windham@hotmail.com)  
2026-03-25 - 2:26:46 PM GMT
-  Document e-signed by Mike Windham (mike.windham@hotmail.com)  
Signature Date: 2026-03-25 - 2:27:53 PM GMT - Time Source: server
-  Agreement completed.  
2026-03-25 - 2:27:53 PM GMT



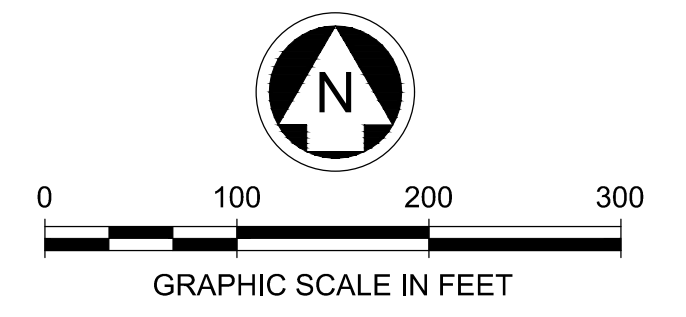
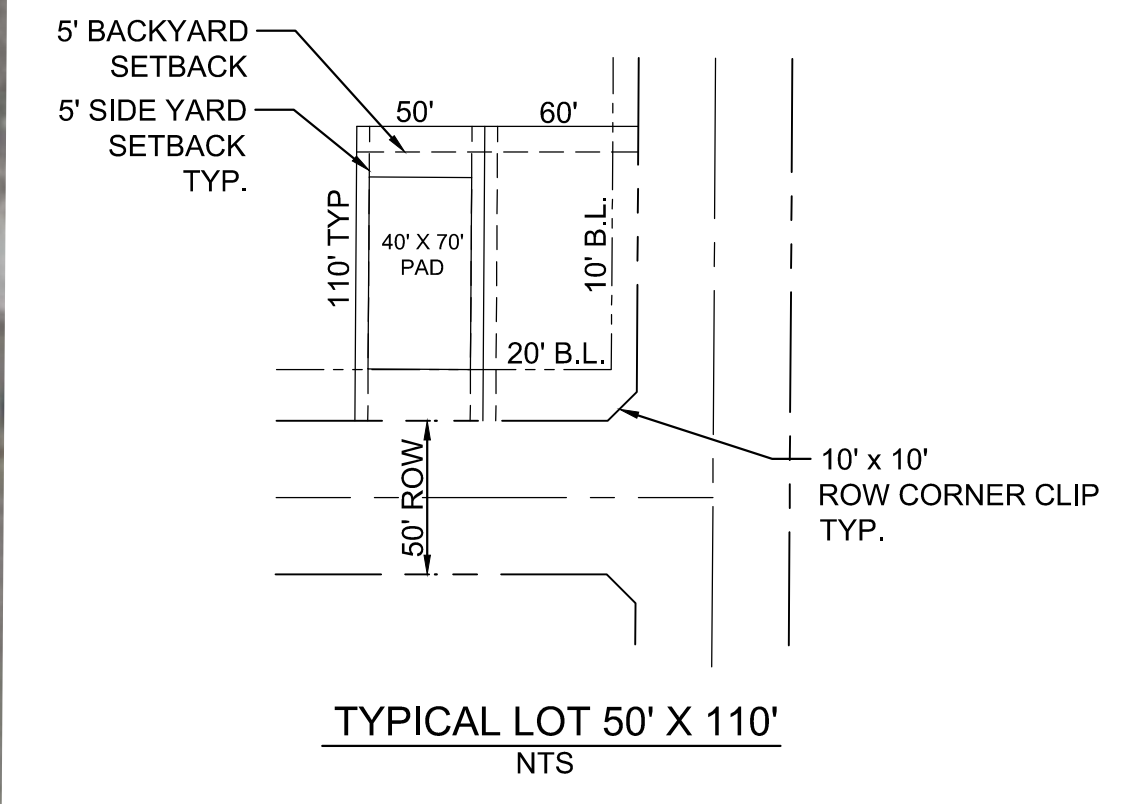
- LEGEND**
- TYPICAL LOT
  - OPEN SPACE
  - PROPOSED STREET PAVEMENT
  - PROPOSED ROW LANDSCAPING
  - PROPOSED POND
  - ROW DEDICATION
  - PROJECT LOCATION
  - EXISTING GAS PIPELINE
  - PLUGGED GAS WELL SETBACK (5')

**PROJECT INFORMATION**

CURRENT ZONING= AG  
 PROPOSED ZONING= SF A-5  
 PROJECT TOTAL ACREAGE = 32.31 AC  
 UNDEVELOPABLE AREA = 6.97 AC  
 ROW DEDICATION = 1.62 AC  
 NET DEVELOPABLE AREA = 25.34 AC

**LOT COUNT**

TYPICAL LOTS= 166  
 OPEN SPACE LOTS = 8  
 LOT TOTAL = 174 LOTS



CITY OF FORT WORTH, TEXAS

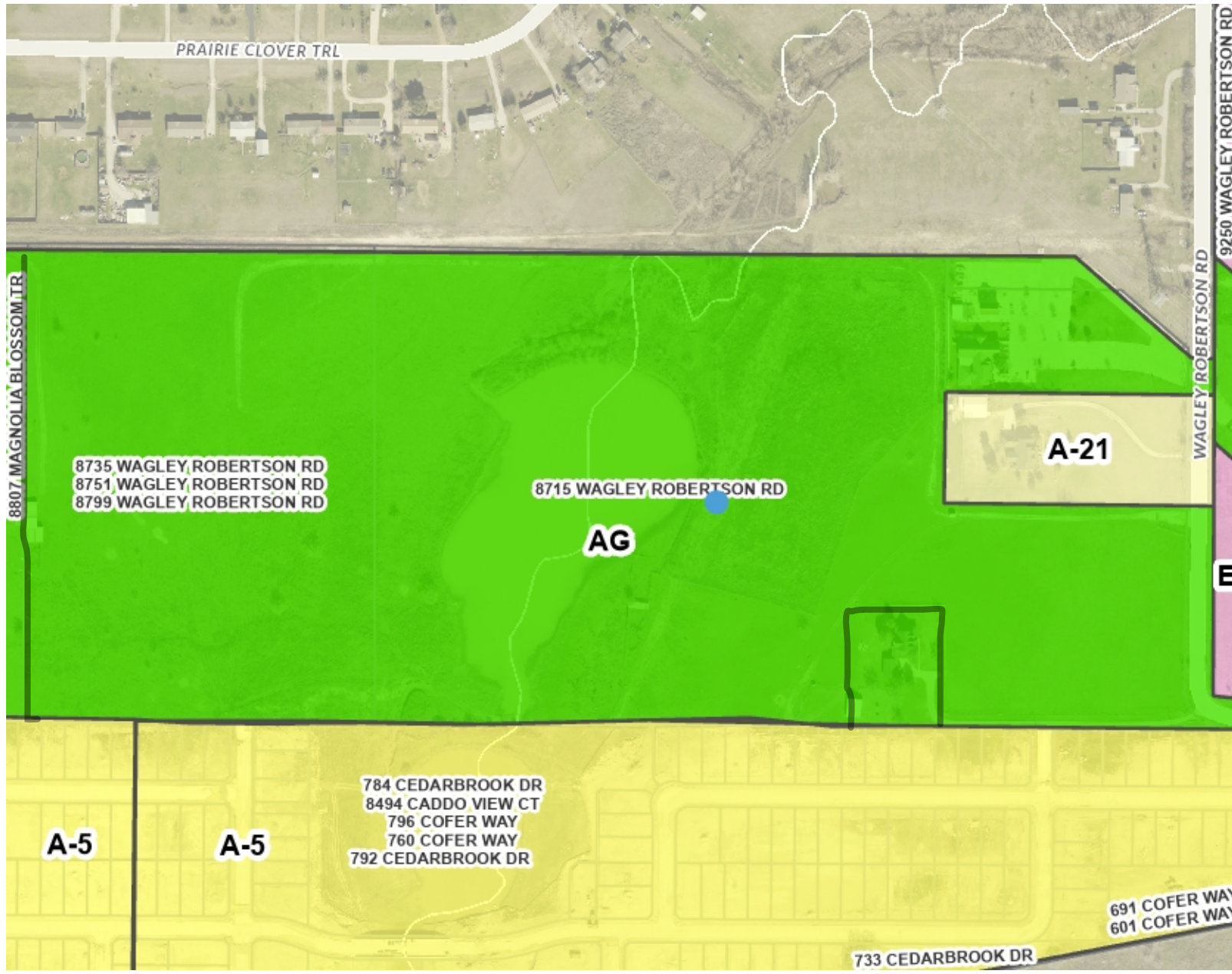
PROCTOR TRACT

LAND PLAN  
 June 12, 2025

DESIGNED: JPY	SCALE: 1" = 100'	DATE: JUN 2025	SHEET: 1 OF 1
DRAWN: JPY			

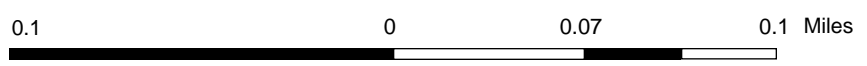
20250612 JAMES.YOUNG.L@ORSDUE.DILIGENCE@SHIELD-ENGINEERING.COM PROCTOR 10AC TRACT - FIVE-THIRTIETH-FAMILY-RESIDENTIAL-PLAN - JPY.DWG

PROCTOR TRACT



## 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
  - DT GREENWAY
  - DT INDUSTRIAL
  - DT SAMUELS
  - I-35W CENTRAL
  - I-35W NORTH
  - I-35W SOUTH
  - PIP-11
  - PIP-3
  - PIP-4
  - PIP-5
  - PIP-6
  - STOP SIX
  - TCU
- Zoning Fill
  - 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 Ac
  - 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
  - O1; O2 - Foodplain
  - Planned Development
  - Planned Development (Agricultural)
  - Planned Development (A-5; PD, A5; PD, A-10; PD, A-5; PD, A-43)
  - Planned Development (A-2.5A; A-43 - Residential (Single Family, One-Acre +))
  - Planned Development (A-21 - Residential (Single Family, 1/2 Acre +))
  - Planned Development (B; R1; R2 - Low Density Residential)
  - Planned Development (C; CR; D - Multi Family)
  - Planned Development (CF - Community



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

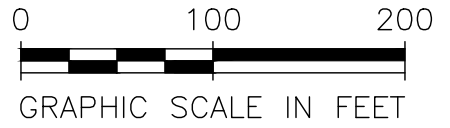


4/2/26 11:23 AM



# EXHIBIT "A"

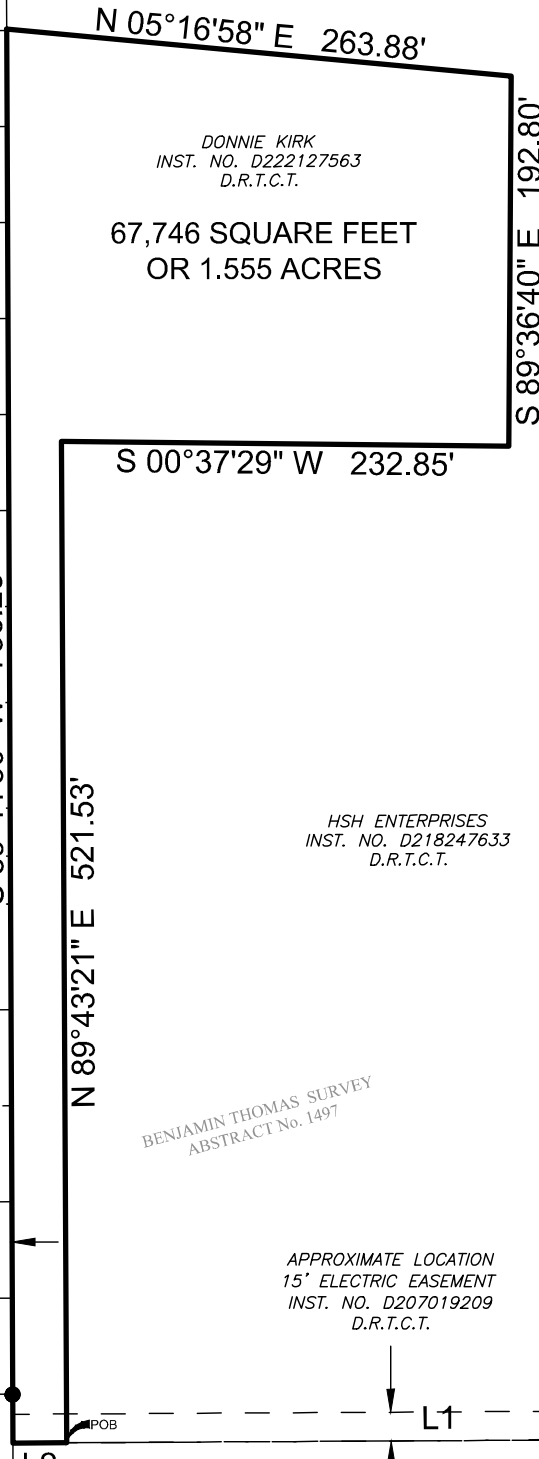
67,746 SQFT OR 1.555 ACRES OF LAND  
 8715 WAGLEY ROBERTSON ROAD  
 BENJAMIN THOMAS SURVEY, ABSTRACT 1497  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



- LEGEND:
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCING
  - CIRF CAPPED IRON ROD FOUND
  - CM CONTROLLING MONUMENT

- NOTES:
1. LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EASEMENT DRAWING.
  2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.
  3. 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 INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°38'16"E	688.66'
L2	S00°18'35"E	27.89'



DONNIE KIRK  
 INST. NO. D222127563  
 D.R.T.C.T.

67,746 SQUARE FEET  
 OR 1.555 ACRES

HSH ENTERPRISES  
 INST. NO. D218247633  
 D.R.T.C.T.

BENJAMIN THOMAS SURVEY  
 ABSTRACT No. 1497

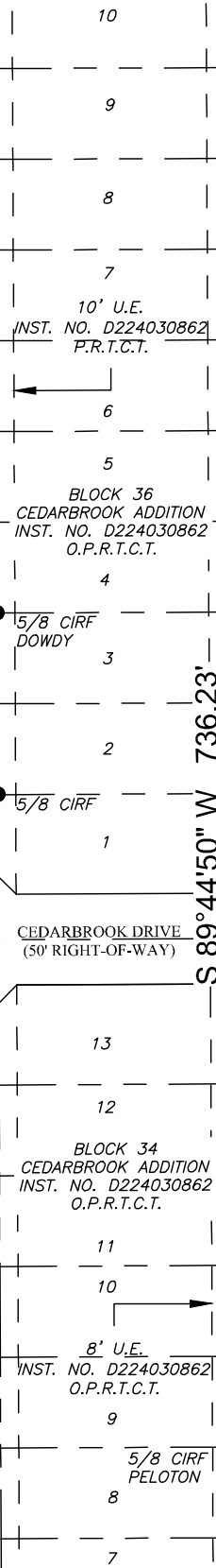
APPROXIMATE LOCATION  
 15' ELECTRIC EASEMENT  
 INST. NO. D207019209  
 D.R.T.C.T.

MICHAEL WINDHAM AND  
 CONNIE WINDHAM,  
 HUSBAND AND WIFE  
 INST. NO. D221248134  
 O.P.R.T.C.T.

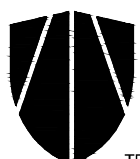
LOT 1 BLOCK 1  
 BUDDHIST TEMPLE  
 ADDITION  
 INST. NO. D210298368  
 P.R.T.C.T.

LLOYD ADDITION  
 LOT 1, BLOCK 1  
 CABINET B, SLIDE 2848  
 P.R.T.C.T.

POC  
 3" METAL POST



DRAWING: S:\PROJECTS\2025132.01 8571 WAGLEY ROBERTSON\01 DRAWINGS\EASEMENTS\2513201 Z-1.DWG SAVED BY: CAIN.BROWN DATE: 04/27/2026



**SHIELD**  
**ENGINEERING**

TBPELS ENGINEERING #F-11039, SURVEYING #10193890

# EXHIBIT "B"

67,746 SQFT OR 1.555 ACRES OF LAND  
8715 WAGLEY ROBERTSON ROAD  
BENJAMIN THOMAS SURVEY, ABSTRACT 1497  
CITY OF FORT WORTH, TARRANT COUNTY TEXAS

BEING A TRACT SITUATED IN THE BENJAMIN THOMAS SURVEY, ABSTRACT 1497, TARRANT COUNTY, TEXAS, DESCRIBED IN A WARRANTY DEED TO DONNIE KIRK RECORDED UNDER INSTRUMENT NUMBER D222127563, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3" METAL FENCE CORNER POST BEING THE COMMON SOUTHEAST CORNER OF LOT 1, BLOCK 1, OF BUDDHIST TEMPLE ADDITION OF FORT WORTH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON A PLAT RECORDED UNDER INSTRUMENT NO. D210298368, O.P.R.T.C.T., AND THE NORTHEAST CORNER OF LLOYD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON A PLAT RECORDED IN CABINET A, SLIDE 2848, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAID POINT BEING IN THE WEST LINE OF WAGLEY ROBERTSON ROAD (COUNTY ROAD NO. 4108), A CALLED 50 FOOT RIGHT-OF-WAY (R.O.W);

THENCE SOUTH 00°38'16" EAST ALONG THE COMMON EAST LINE OF SAID LLOYD ADDITION AND THE WEST LINE OF SAID WAGLEY ROBINSON ROAD R.O.W LINE, A DISTANCE OF 688.66 FEET, TO A POINT BEING THE COMMON NORTHEAST CORNER OF SAID DONNIE KIRK TRACT AND SOUTHEAST CORNER OF THE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO HSH ENTERPRISES, INC., RECORDED UNDER INSTRUMENT NO. D218247633, O.P.R.T.C.T., AND SAID POINT BEING IN THE WEST R.O.W. LINE OF WAGLEY ROBERTSON ROAD, AND THE POINT OF BEGINNING AND THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00°18'35" EAST ALONG THE COMMON EAST LINE OF SAID DONNIE KIRK TRACT AND WEST LINE OF SAID WAGLEY ROBERTSON ROAD, A 50 FOOT R.O.W., A DISTANCE OF 27.89 FEET TO THE SOUTHEAST CORNER OF SAID DONNIE KIRK TRACT AND NORTH LINE OF BLOCK 34 OF CEDARBROOK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED UNDER INSTRUMENT NO. D224030862, O.P.R.T.C.T.;

THENCE SOUTH 89°44'50" WEST, DEPARTING SAID WEST R.O.W. LINE AND ALONG THE COMMON SOUTH LINE OF SAID DONNIE KIRK TRACT AND NORTH LINE OF SAID CEDARBROOK ADDITION, A DISTANCE OF 736.23 FEET, TO THE TO A POINT AT THE COMMON SOUTHWEST CORNER OF SAID DONNIE KIRK TRACT AND A SOUTHEASTERLY CORNER OF SAID HSH ENTERPRISES, INC. TRACT, SAID POINT BEING IN THE NORTH LINE OF LOT 29, BLOCK 36, OF SAID CEDARBROOK ADDITION;

THENCE ALONG THE COMMON WEST AND NORTH LINES OF SAID DONNIE KIRK TRACT AND THE THE SOUTHEASTERLY LINES OF SAID HSH ENTERPRISES, INC. TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 05°16'58" EAST, A DISTANCE OF 263.88 FEET TO A POINT;

SOUTH 89°36'40" EAST, A DISTANCE OF 192.80 FEET TO A POINT;

SOUTH 00°37'29" WEST, A DISTANCE OF 232.85 FEET TO A POINT;

THENCE NORTH 89°43'21" EAST, A DISTANCE OF 521.53 FEET, TO THE POINT OF BEGINNING AND CONTAINING 67,746 SQUARE FEET OR 1.555 ACRES, MORE OR LESS.

#### NOTES:

1. EASEMENT DRAWING OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.
2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.



**SHIELD**  
**ENGINEERING**

TBPELS ENGINEERING #F-11039, SURVEYING #10193890