



# 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  
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit [fortworthtexas.gov/calendar](http://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](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

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



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** TEXAS HOMEMASTERS LLC

Mailing Address 2501 CENTENIAL DR. SUITE 109 City, State, Zip ARLINGTON, TX 76011

Phone 682.429.7047 Email SUPPORT@AAREALTY.COM

**APPLICANT** TRAVIS NILES

Mailing Address 2501 CENTENIAL DR. City, State, Zip ARLINGTON, TX 76011

Phone 682.429.7047 Email SUPPORT@AAREALTY.COM

**AGENT / OTHER CONTACT** PEYCO SOUTHWEST REALTY / BRIAN COTTER OR JIM MAIBACH

Mailing Address 1703 N PEYCO DRIVE City, State, Zip ARLINGTON, TX 76001

Phone 817.467.6803 Email BCOTTER@PEYCOSOUTHWEST.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): 361 S RIVERSIDE DRIVE

Total Rezoning Acreage: 0.490 ☒ 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: 0.49 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): "J" AND "B" Proposed Zoning District(s): "I" LIGHT INDUSTRIAL  
 Current Use of Property: AUTO REPAIR AND "J" MEDIUM INDUSTRIAL  
 Proposed Use of Property: "I" USES INCLUDING CONTRACTING AND SUPPLIES SALES

### 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.

SEE ATTACHED

## ADDITIONAL QUESTIONS

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

2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? ☐ Yes ☒ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. (Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)

3. Have you contacted the relevant Council Member to discuss your proposal? ☒ Yes ☐ No [Click to find your Council District.](#)

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? ☒ Yes ☐ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) ☐ Sí ☒ No

If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma: \_\_\_\_\_

6. The following items are required with your application. Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☐ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☐ 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.

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

Owner's Name (Printed): Travis Niles

**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) BRIAN COTTER ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

\_\_\_\_\_  
(CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property) \_\_\_\_\_

Owner's Name (Printed) Travis Niles

Applicant or Agent's Signature \_\_\_\_\_

Applicant or Agent's Name (Printed): BRIAN COTTER

### **361 S. Riverside, request for Zoning Change from “J” and “B” to “I” Light Industrial**

This light industrial flex office warehouse was built in 1966. It was originally built for a paint manufacturer PPG. In the 1980s William Simpkins Senior purchased the building and moved in the Anglin Brothers radiator shop. We purchased the building from his son Mark Simpkins in 2023. Back when the property was constructed it was built across two zoning districts, (J on the west 1/2 for medium industrial) and (B on the east 1/2 for residential duplexes). The 8,688 s.f. building consists of 2 lease suites fronting on Riverside Drive that divide the building in 1/2 north and south. The split zoning within the existing building does not match the zoning division of the building and makes leasing the building to new non-automotive use tenants impossible. The automotive use tenants are legal non-conforming uses. As owners we strive to improve the building we purchase in terms of appearance and land uses for a higher return on investment as well as providing community improvement. Since we purchased the property, we have made substantial enhancements to the building inside and out along with cleaning and maintaining the existing landscape. We believe that, reducing the intensity of the existing J medium industrial zoning in this area which is predominantly along Riverside to a less intense “I” light industrial zoning will permit this building to be leased to less intensive use than presently permitted and lessens the impact of the existing medium industrial use down to I light industrial across the street from the B homes to the south.

The comprehensive plan states a strategy “to support redevelopment, community development...to spur the revitalization of central city business districts where investment is not occurring but that have redevelopment potential.” We believe in that redevelopment potential and have invested in 361 S Riverside to accomplish that goal.

Flex Light Industrial office warehouse buildings are perfect incubators for small local businesses to grow and thrive within the community. The comprehensive plan concurs in the following quote “Independent, locally owned firms also recirculate a higher share of their revenue in the local economy compared to national chain businesses. Additionally, these businesses help attract tech companies and often become magnets for young people, even beyond the city limits. Supporting small businesses is critical to ensuring the vitality and uniqueness of our community.”

“HIGH-DEMAND LOCAL SKILLS: Warehousing 1.46 Location Quotient (“LQ”) for Above Average Paying Jobs. A specific skill that appears more frequently in local postings than the national average would have an LQ greater than 1.0, suggesting higher demand in the local market.” The jobs created by our tenants will employ local skilled labor that will earn above average wages.

“The US is in a golden age of industrial development and the...Fort Worth metro area is leading the way. The rise of industrial development is being driven by a convergence of factors, including supply chain restructuring driven by trade policy (tariffs and protection of national industries), vertical integration of multiple industries, and the just-in-time delivery model of products to businesses and consumers. These factors are increasing demand for industrial space for everything from warehousing and logistics to manufacturing and data centers. The need for new clean light industrial construction is elevated across the entire US but is especially pronounced in the...Fort Worth metro area, which is emerging as the premier central US hub.”

The comprehensive plan which outlines the goals and objectives of land use in the city has outlined the goal and objective of our land use. Our rezoning will solve the split zoning property use issue with the existing flex office warehouse and will reduce the intensity of the land use and zoning in the community and adjacent properties. We therefore, respectfully request your approval of our rezoning case from J Medium Industrial and B Two Family Residential to one zoning district of “I” Light Industrial as the highest and best land use for this property.



*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**General Warranty Deed**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TARRANT

§

GF#6001542300071

FOR THE CONSIDERATION OF TEN DOLLARS (\$10.00) CASH AND OTHER VALUABLE CONSIDERATION, the receipt and sufficiency of which is expressly acknowledged, **LILLIAN SIMPKINS, AS INDEPENDENT EXECUTOR OF THE ESTATE OF WILLIAM S. SIMPKINS, DECEASED** (hereinafter referred to as "Grantor"), has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL and CONVEY unto **TEXAS HOMEMASTERS LLC, a Texas limited liability company** (hereinafter collectively referred to as "Grantee"), whose address is 2501 Centennial Drive, Suite 111, Arlington, Texas 76011, the following described property, including all improvements thereon, located in Tarrant County, Texas (said premises hereinafter referred to as the "Property"), to wit:

**Tract 1:**

BEING all of Lots 17 and 18, and a part of Lots 15 and 16, Block 28, Glenwood Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 77, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being a tract of land known as Tract 1, described in deed to William E. Simpkins, Sr., recorded in Volume 6954, Page 1281, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at an "X" set for corner at the intersecting North line of Bessie Street and the East line of South Riverside Drive, being the Southwest corner of said Lot 18, being the Southwest corner of said Tract 1;

THENCE North 00 deg. 47 min. 25 sec. West, with the said East line of South Riverside Drive, a distance of 125.00 feet to an "X" set for corner in the South line of a 16 foot alley right-of-way, at the Northwest corner of said Lot 18;

THENCE North 89 deg. 30 min. 51 sec. East, a distance of 100.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 deg. 47 min. 25 sec. East, a distance of 16.05 feet to an "X" set for corner;

THENCE North 89 deg. 30 min. 51 sec. East, a distance of 12.13 feet to an "X" set for corner in the Southwest line of U.S. Highway 287;

THENCE South 42 deg. 36 min. 32 sec. East, with the said Southwest line a distance of 75.54 feet to a point for corner;

THENCE South 00 deg. 47 min. 25 sec. East, a distance of 52.85 feet to a point for corner in the North line of Bessie Street;

THENCE South 89 deg. 30 min. 51 sec. West, with the said North line of Bessie Street a distance of 162.50 feet to the PLACE OF BEGINNING and containing 17.893 square feet or 0.41 of an acre of land.



**Tract 2:**

BEING a part of Lots 1 and 2, Block 28, Glenwood Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 77, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being a tract of land known as Tract 2 & Tract 3, described in deed to William E. Simpkins, Sr., recorded in Volume 6954, Page 1281, 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 1/2 inch yellow-capped iron rod set for corner at the intersecting East line of South Riverside Drive and the Southwest line of U.S. Highway 287, being the North corner of said Tract 2, being the North corner of herein described tract of land;

THENCE South 53 deg. 42 min. 02 sec. East, with the said Southwest line of U.S. Highway 287 a distance of 62.68 feet to a 5/8 inch iron rod found for corner;

THENCE South 42 deg. 56 min. 29 sec. East, a distance of 50.78 feet to a 1/2 inch yellow-capped iron rod set for corner at the intersecting Southwest line of U.S. Highway 287 and the North line of a 16 foot alley right-of-way;

THENCE South 89 deg. 30 min. 51 sec. West, a distance of 84.08 feet to a point for corner at the intersecting North line of said 16 foot alley right-of-way and the East line of South Riverside Drive;

THENCE North 00 deg. 47 min. 25 sec. West, a distance of 75.00 feet to the PLACE OF BEGINNING and containing 3,450 square feet or 0.08 of an acre of land.

Commonly known as 300 Martin Luther King Freeway, Fort Worth, Texas 76104 (TAD Account #01065092), 304 Martin Luther King Freeway, Fort Worth, Texas 76104 (TAD Account #01065106), 361 S. Riverside Drive, Fort Worth, Texas 76104 (TAD Account #01065165) and 334 Martin Luther King Freeway, Fort Worth, Texas 76104 (TAD Account #01065157).

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anyway belonging, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs and successors to WARRANT AND FOREVER DEFEND all and singular the Property, unto the Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

WITNESS THE EXECUTION HEREOF AS OF JULY 25, 2023.

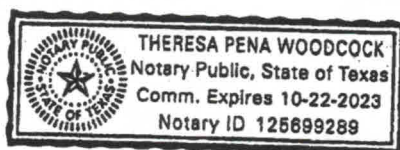
ESTATE OF WILLIAM S. SIMPKINS, SR., DECEASED

By: Lillian Simpkins  
Lillian Simpkins, Independent Executor

STATE OF TEXAS

COUNTY OF DALLAS

Acknowledged before me on the 25th day of July, 2023, by Lillian Simpkins, Independent Executor of the Estate of William E. Simpkins, Sr., Deceased.



[Signature]  
Notary Public State of Texas  
My commission expires: 10-22-23

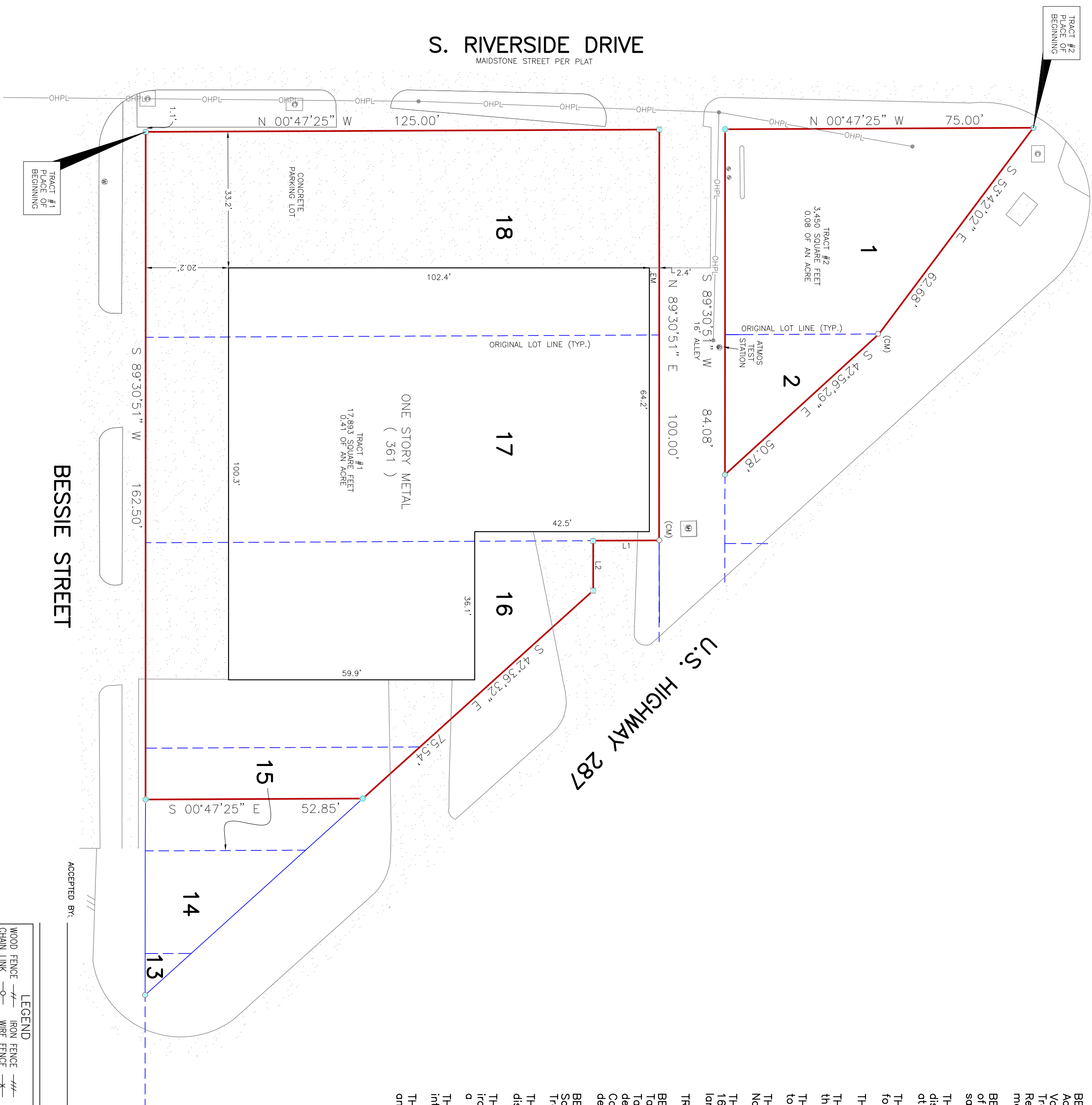
**PREPARED BY:**

Bhojani Law, PLLC  
6301 Campus Circle Drive E, Suite 100  
Irving, Texas 75063

**AFTER RECORDING RETURN TO:**

Texas Homemasters LLC  
2501 Centennial Drive, Suite 111  
Arlington, Texas 76011





LINE TABLE		
LINE	LENGTH	BEARING
L1	16.05	S00°47'25"E
L2	12.13	N89°30'51"E

BEARINGS ARE BASED ON NAD 83  
DATUM, TEXAS STATE PLANE COORDINATE  
SYSTEM. NORTH CENTRAL ZONE

TITLE AND ABSTRACTING WORK FURNISHED BY \_\_\_\_\_ ALAMO TITLE

ALAMO TITLE

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

ALAMO TITLE

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

WOOD FENCE	—//	IRON FENCE	—//
CHAIN LINK	—O—	WIRE FENCE	—X—
<b>BOUNDARY LINE</b>			
<b>BASEMENTS SETBACK</b>			
CM — CONTROLLING MONUMENT			
MID — MONUMENTS OF RECORD DIGNITY			
① 12" IRON ROD FOUND			
② 12" YELLOW-PAINTED IRON ROD SET			
③ SET X			
④ FOUND 'X'			
⑤ 3/8" IRON ROD FOUND			
⑥ 5/8" IRON ROD FOUND			
⑦ POINT FOR CORNER			
⑧ BOLLARD			
⑨ EM — ELECTRIC METER			
⑩ CABLE			
⑪ CLEAN OUT			
⑫ PE — POOL EQUIP			
⑬ GAS METER			
⑭ FIRE HYDRANT			
⑮ LIGHT POLE			
⑯ TELEPHONE			
⑰ WATER METER			
⑱ WATER VALVE			
(UNLESS OTHERWISE NOTED)			

TRACT #1

BEING all of Lots 7 and 18, and a part of Lots 15 and 16, Block 28, Glenwood Addition, on Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 77, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being a tract of land known as Tract 1, described in deed to William E. Simpkins, Sr., recorded in Volume 6954, Page 1281, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following covenants and bounds description:

BEGINNING at an "X" set for corner at the intersecting North line of Bessie Street and the East line of South Riverside Drive, being the Southwest corner of said Lot 18, being the Southwest corner of said Tract 1;

THENCE North 00 deg. 47 min. 25 sec. West, with the said East line of South Riverside Drive, a distance of 125.00 feet to an "X" set for corner in the South line of a 16 foot alley right-of-way at the Northwest corner of said Lot 18;

THENCE North 89 deg. 30 min. 51 sec. East, a distance of 100.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 deg. 47 min. 25 sec. East, a distance of 16.05 feet to an "X" set for corner

THENCE North 89 deg. 30 min. 51 sec. East, a distance of 12.13 feet to an "X" set for corner in the Southwest line of U.S. Highway 287;

THENCE South 42 deg. 36 min. 32 sec. East, with the said Southwest line a distance of 75.54 feet to a point for corner;

THENCE South 00 deg. 47 min. 25 sec. East, a distance of 52.85 feet to a point for corner in the North line of Bessie Street;

THENCE South 89 deg. 30 min. 51 sec. West, with the said North line of Bessie Street a distance of 162.50 feet to the PLACE OF BEGINNING and containing 17.893 square feet or 0.41 of an acre or and.

TRACT #2

BENG, a part of Lots 1 and 2, Block 28, Glenwood Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 77, Plat Records Tarrant County, Texas (P.R.T.C.T.), being a tract of land known as Tract 2 & Tract 3, described in deed to William E. Simpkins, Sr., recorded in Volume 6954, Page 1281, 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 1/2 inch yellow-capped iron rod set for corner at the intersecting East line of South Riverside Drive and the Southwest line of U.S. Highway 287, being the North corner of said Tract 2, being the North corner of herein described tract of land;

THENCE South 53 deg. 42 min. 02 sec. East, with the said Southwest line of U.S. Highway 287 distance of 62.68 feet to a 5/8 inch iron rod found for corner;

THESE South 42 deg. 56 min. 29 sec. East, a distance of 50.78 feet to a 1/2 inch yellow-capped iron rod set for corner, at the intersecting Southwest line of U.S. Highway 287 and the North line of a 16 foot alley right-of-way;

THENCE, South 89 deg. 30 min., 51 sec. West, a distance of 84.08 feet to a point for corner of the intersecting North line of said 16 foot alley right-of-way and the East line of South Riverside Drive; and thence North 00 deg. 47 min. 25 sec. West, a distance of 75.00 feet to the PLACE OF BEGINNING and containing 3,450 square feet or 0.08 of an acre of land.



## SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property  
located at No. 361 RIVERSIDE DRIVE, in the city of FORT WORTH, Texas

The plot 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 plot, 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.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN

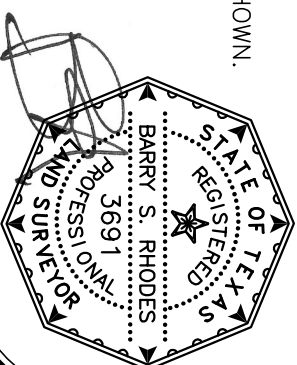
Scale:  $\frac{1''}{20'}$

Date: 06-16-2023 1529 E 1-30 STE 102

G. F. No. 6001542300071  
202304818  
GARLAND, TEXAS 75043

Drawn by: BM

FIRM REGISTRATION NO. 10194366

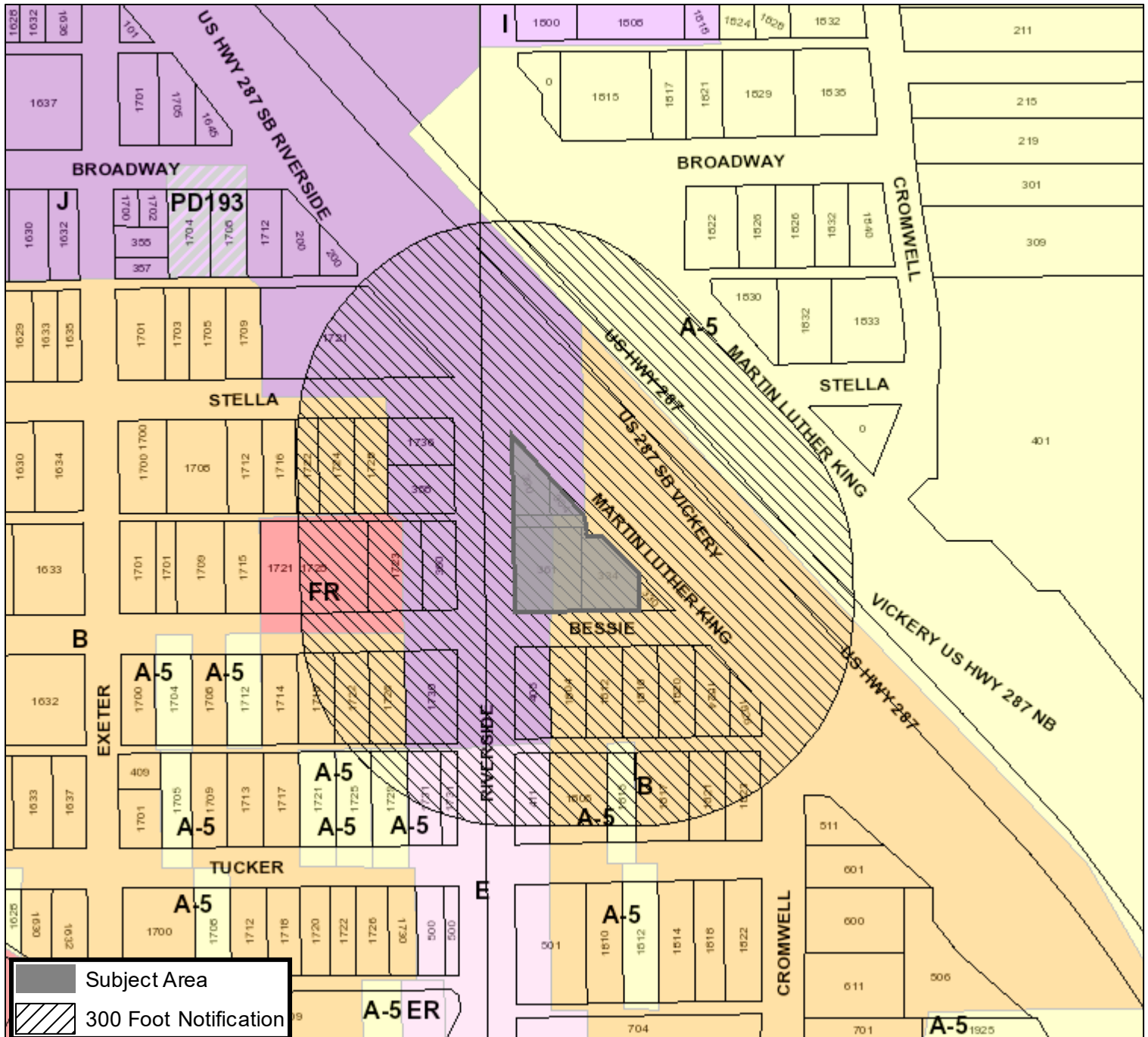




ZC-23-176

## Area Zoning Map

Applicant: Texas Homemasters LLC/Travis Niles  
Address: 361 & 334 S. Riverside Drive; 300-304 Martin Luther King FWY  
Zoning From: J;B  
Zoning To: I  
Acres: 0.54915798  
Mapsc0: Text  
Sector/District: Southside  
Commission Date: 12/13/2023  
Contact: 817-392-7869



0 100 200 400 Feet

Created: 11/28/2023 4:38:28 PM