



FORT WORTH® Neighborhood Notification

Case Number: ZC-25-180

Council District: 8 – Chris Nettles

ZONING CHANGE REQUEST

Owner/Applicant: J/P Delgadillo Mit Tierra, Inc / Victor Castro/ BTR Construction Group

Site Location: 3300 and 3100 Mitchell Blvd

Request:

Current Zoning: "CF" Community Facilities

Proposed: "E" Neighborhood Commercial

Proposed Use: Grocery Store (All uses within E district are allowed)

For More Information please contact:

Case Manager

Beth Knight

817-392-8190

Public Hearing Dates

Zoning Commission	November 12, 2025
City Council	December 9, 2025

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

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	
United Communities Association of South Fort Worth	Glencrest Civic League NA
Polytechnic Heights South NA	The New Mitchell Boulevard NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	



ZC-25-180

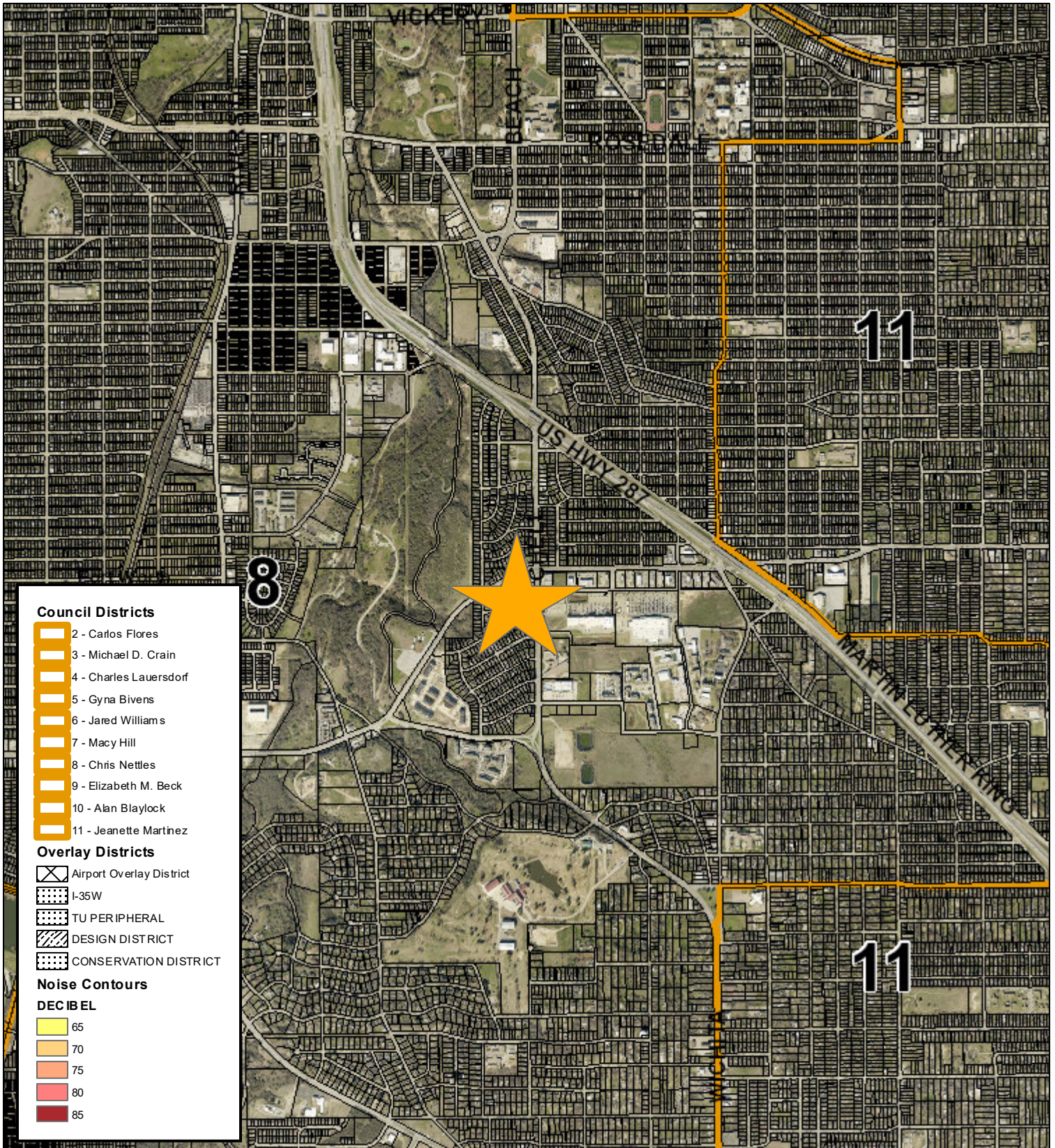
Aerial Photo Map



0 75 150 300 Feet



Area Map



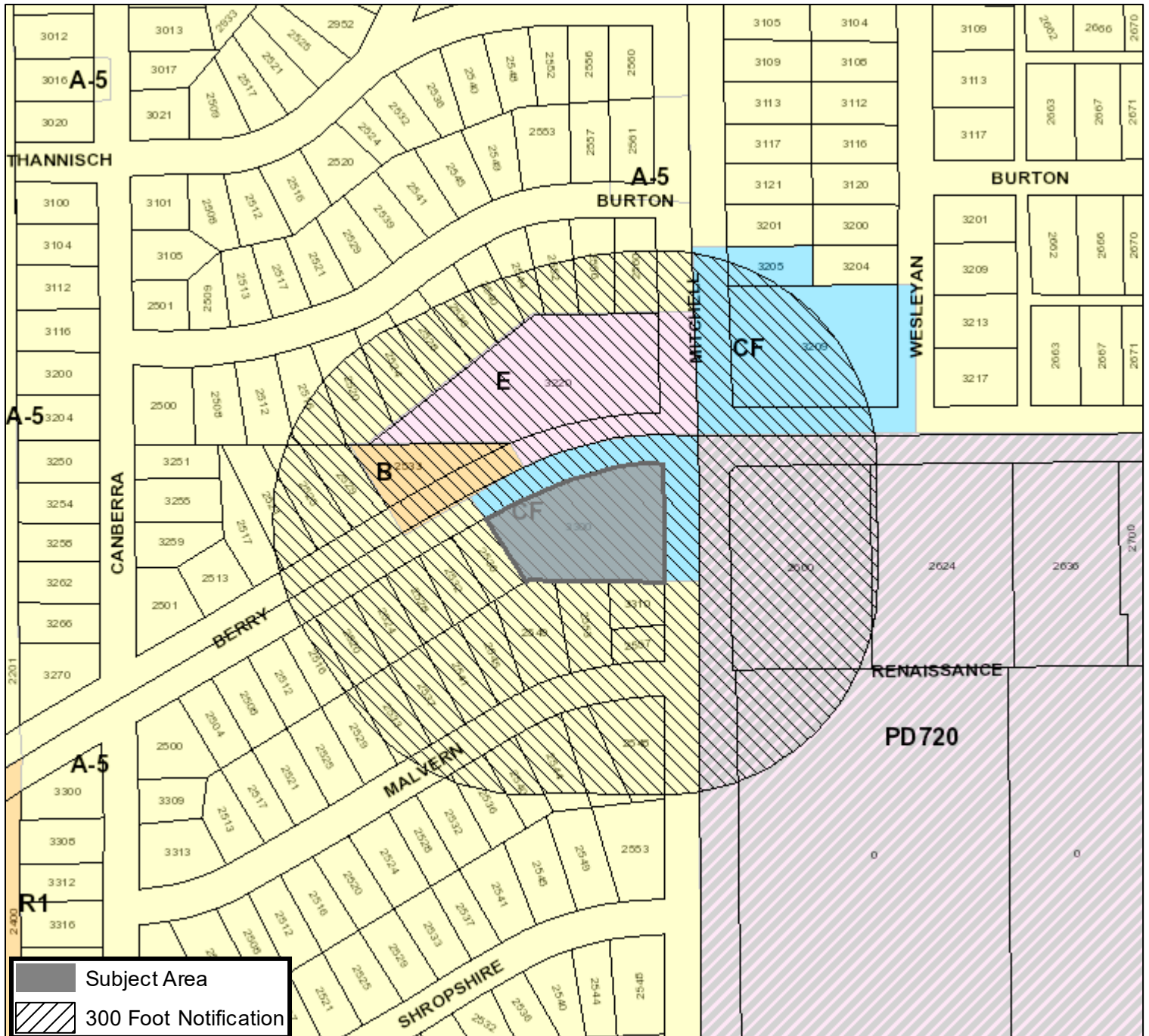
0 1,000 2,000 4,000 Feet



ZC-25-180

Area Zoning Map

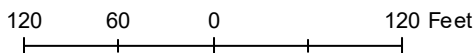
Applicant: J/P Delgadillo Mi Tiera Inc/BTR Construction Group
Address: 3300 Mitchell Boulevard
Zoning From: CF
Zoning To: E
Acres: 0.86
Mapsc0: Text
Sector/District: Southeast
Commission Date: 11/12/2025
Contact: 817-392-8190



0 100 200 400 Feet

Created: 10/29/2025 1:31:41 PM

Future Land Use





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER J/P Delgadillo Mi Tierra, Inc

Mailing Address 3233 Alta Mere Dr City, State, Zip Fort Worth, TX 76116

Phone (682) 556-2065 Email delgadillo0489@yahoo.com

APPLICANT Victor Castro / BTR Construction Group

Mailing Address 11363 Denton Dr suite 102 City, State, Zip Dallas, TX 75229

Phone (214) 241-9169 Email victor@btrconstructiongroup.com

AGENT / OTHER CONTACT Victor Castro / BTR Construction Group

Mailing Address 11363 Denton Dr suite 102 City, State, Zip Dallas, TX 75229

Phone (214) 241-9169 Email victor@btrconstructiongroup.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): 3300 Mitchel Blvd

Total Rezoning Acreage: .86 ☒ 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): Southport Addition Block 4, Lots 14-17

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: .86 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
☒ Rezoning from one standard zoning district to another ☐ Rezoning to Planned Development (PD) District ☐ Adding a Conditional Use Permit (CUP) Overlay ☐ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	☐ Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> ☐ Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): Community Facilities (CF) District Proposed Zoning District(s): Neighborhood Commercial (E) District
 Current Use of Property: Vacant
 Proposed Use of Property: Grocerie Store

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: N/A
 Land Uses Being Added or Removed: N/A
 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: N/A
 Additional Use Proposed with CUP: N/A
 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.

Requesting a zoning change from current zoning Community Facilities ("CF") District to proposed Neighborhood Commercial ("E") District to develop a neighborhood grocery store.

The current CF zoning restrict the site to institutional and civic uses, which limits the ability to provide everyday retail services to nearby residents. Rezoning to Neighborhood Commercial ("E") District will permit a grocery store that offers convenient access to fresh food and essential goods within the community.

The proposed use is compatible with surrounding land uses by serving as a natural transition between residential neighborhoods and nearby commercial or civic properties. A Grocery store is neighborhood serving use by design, with activity and traffic levels that are appropriate in scale for the area. Our goal is to make the development to comply with all applicable site design standards to minimize impacts on adjacent properties and ensure compatibility with surrounding community.

We believe this request aligns with the City of Fort Worth's Comprehensive Plan by encouraging neighborhood commercial development that brings services closer to where people live. A grocery store at this location will not only provide convenient access to fresh food and daily essentials, but also promote healthier lifestyles, reduce travel times, and strengthen the sense of community. Additionally, it will support the local economy by creating jobs and increasing neighborhood investment, while remaining small scale and compatible with its surroundings. Overall, this rezoning will deliver a meaningful community benefit by improving accessibility, quality of life, and long-term neighborhood sustainability.

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):  Jorge Delgadillo (Oct 15, 2025 19:14:08 CDT)

Owner's Name (Printed): Jorge Delgadillo

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) Victor Castro / BTR Construction Group 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:
Tract 1 Lots 14,15,16 and 17, Track 2, Lot 13 Block 12 Southport Addition (CERTIFIED LEGAL DESCRIPTION)

 Jorge Delgadillo (Oct 15, 2025 19:14:08 CDT)
 Owner's Signature (of the above referenced property)

Jorge Delgadillo
 Owner's Name (Printed)


 Applicant or Agent's Signature
Victor Castro
 Applicant or Agent's Name (Printed):

zoning-change-application

Final Audit Report

2025-10-16

Created:	2025-10-15
By:	Victor Castro (victor@btrconstructiongroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG_rpjLS0YPpuaJ3RI4oNF9yzqxGYYC27

"zoning-change-application" History

-  Document created by Victor Castro (victor@btrconstructiongroup.com)
2025-10-15 - 11:47:35 PM GMT- IP address: 192.63.96.249
-  Document emailed to Jorge Delgadillo (delgadillo0489@yahoo.com) for signature
2025-10-15 - 11:47:41 PM GMT
-  Email viewed by Jorge Delgadillo (delgadillo0489@yahoo.com)
2025-10-16 - 0:13:17 AM GMT- IP address: 146.75.164.1
-  Document e-signed by Jorge Delgadillo (delgadillo0489@yahoo.com)
Signature Date: 2025-10-16 - 0:14:08 AM GMT - Time Source: server- IP address: 172.58.181.34
-  Agreement completed.
2025-10-16 - 0:14:08 AM GMT



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.

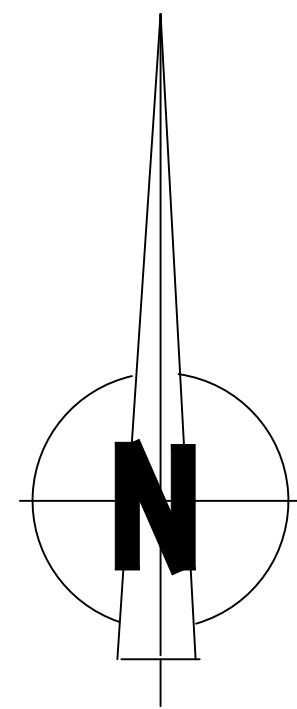
General Notes:

The following notes should be included on all site plans:

- ☒ This project will comply with [Section 6.301, Landscaping](#).
 - o 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.



WEST CORNER OF
LOT 20, BLOCK 12
SOUTHPORT
VOL. 388-G, PG. 10
P.R.T.C.T.
**A-5
SINGLE FAMILY**

LOT 18, BLOCK 12
SOUTHPORT
VOL. 388-G, PG. 10
P.R.T.C.T.
**A-5
SINGLE FAMILY**

LOT 11, BLOCK 12
SOUTHPORT
VOL. 388-G, PG. 10
P.R.T.C.T.
**A-5
SINGLE FAMILY**

LOT 12, BLOCK 12
SOUTHPORT
VOL. 388-G, PG. 10
P.R.T.C.T.
**A-5
SINGLE FAMILY**

B.J. HESTER FAMILY
LIMITED PARTNERSHIP
INST.NO. D215030819
D.R.T.C.T.
**A-5
SINGLE FAMILY**

SE CORNER OF
B.J. HESTER FAMILY
LIMITED PARTNERSHIP
INST.NO. D215030819
D.R.T.C.T.

(ARTERIAL)
E. BERRY STREET

MITCHELL BOULEVARD
(COLLECTOR)

ARCHITECTURAL SITE PLAN

SCALE 1/16" = 1'-0"

DUMPSTER INFO:

- 13'-0" X 10'-0" DUMPSTER ENCLOSURE PER CITY STANDARDS
- 8' CMU WALL TO MATCH BUILDING FACADE
- ALL EXPOSED STEEL FEATURES TO BE GALVANIZED AND PAINTED.

GENERAL NOTES:

- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- 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.
- LANDSCAPE IS REPRESENTATIVE AND WILL CHANGE ACCORDING TO CITY REQUIREMENTS.



VICINITY MAP

SCALE 1"=250'

PROJECT INFORMATION

LEGAL DESCRIPTION

TRACK 1 LOTS 14, 15, 16 & 17
TRACK 2 LOT 13 BLOCK 12
SOUTHPORT ADDITION

OWNER/DEVELOPER

J/P DELGADILLO MI TIERRA INC.
6722 CAMP BOWIE BLVD
FORT WORTH, TX 76116
CONTACT: JORGE DELGADILLO
PHONE: 682.556.2065

SURVEYOR

FEISER & MANKIN SURVEYING, LLC
1612 HART ST #201
SOUTH LAKE, TX 76092
PHONE: 817.481.1806

CIVIL ENGINEER

MARANOT REAL ESTATE SERVICES
1425 W PIONEER DR #107
IRVING, TX 75061
CONTACT: XAVIER CHAPA
PHONE: 214.869.9539

ARCHITECT/LANDSCAPE

J.C. HSU ARCHITECT
1206 APOLLO RD #851191
RICHARDSON, TX 75085
PHONE: 217.727.3227

SITE	COMMUNITY FACILITIES
ZONING	
BUILDING	9,800 SQFT
PAVED AREA	21,612 SQFT
SIDEWALK	3,934 SQFT
LANDSCAPE	6,232 SQFT
TOTAL SITE AREA	41,578 SQFT (0.9545 ACRE)

BUILDING	
TYPE	C-COMMERCIAL
STORY	1
MAX HEIGHT	EXISTING
FLOOR AREA	
GROCERY FLOOR AREA:	6,000SF
WAREHOUSE/COOLER FLOOR AREA:	3,800SF
TOTAL FLOOR AREA:	9,800 SF

PARKING	
PARKING RATIO (FOR GROCERY)	4 PARKING SPACE PER 1000 SF
PARKING RATIO (FOR WAREHOUSE)	1 PARKING SPACE PER 1000 SF
REQUIRED PARKING (# spaces)	
GROCERY	6000/250 = 24 SPACES
WAREHOUSE/COOLER	3800/1000 = 4 SPACES
TOTAL PARKING SPACE REQUIRED	28 SPACES
PROVIDED PARKING (# spaces)	33 SPACES
PROVIDED HC PARKING (# spaces)	2 SPACES

DEVELOPMENT &
CONSULTANT



www.btrconstructiongroup.com
11363 DENTON DR. SUITE 102
DALLAS, TEXAS 75229
Office: 214.241.9169

**MI TIERRA
MEAT MARKET # 7**

**3300 MITCHELL BLVD
FORT WORTH, TX 76105**

PROJECT NAME

ADDRESS

SHEET TITLE:

SITE PLAN

DIRECTOR OF DEVELOPMENT SERVICES

DATE

**PROJECT NAME:
MI TIERRA MEAT MARKET**

DRAWN BY:

REVISED BY:

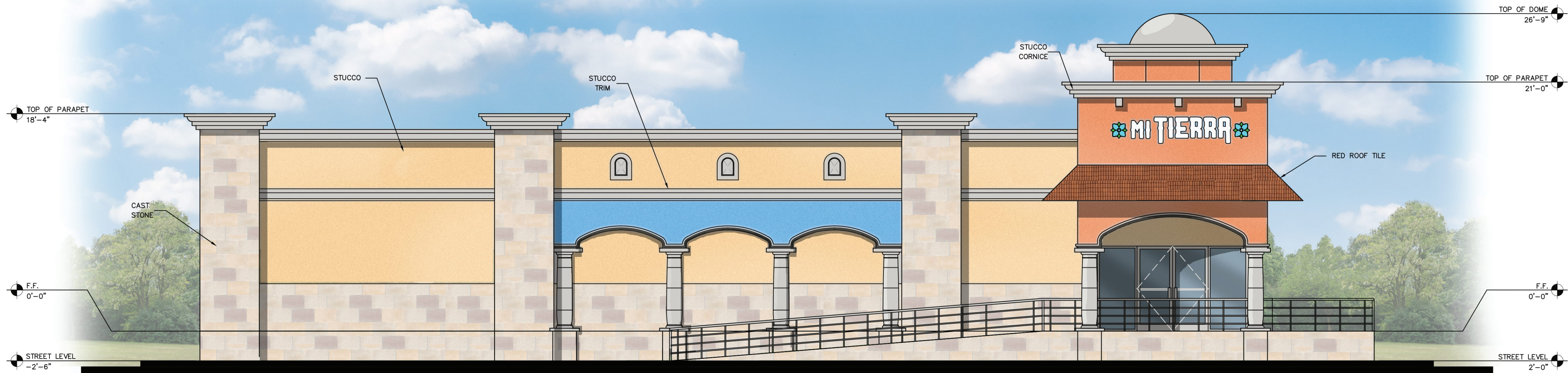
SCALE
AS INDICATED

DATE
9.12.2025

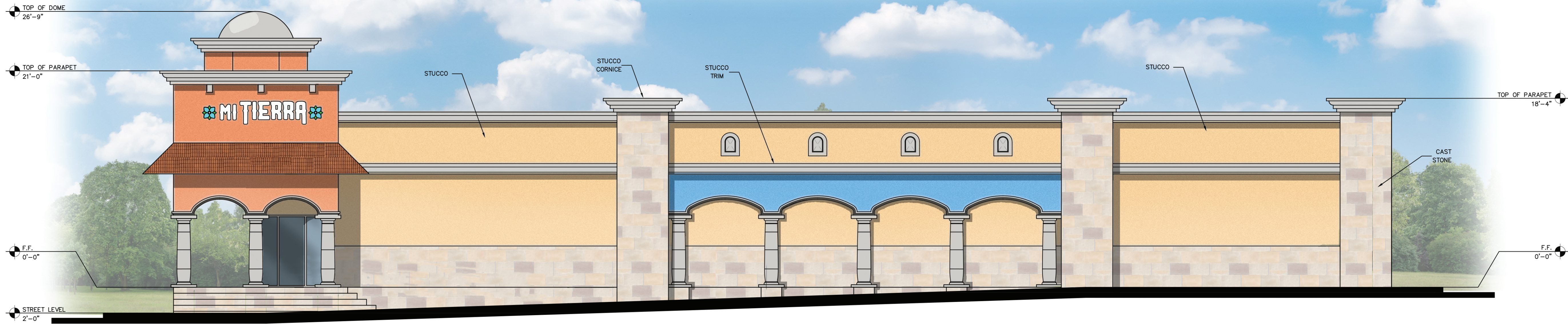
ZONING CASE NUMBER: _____

SHEET No.

A1.0



EAST ELEVATION
SCALE 3/16" = 1'-0"



NORTH ELEVATION
SCALE 3/16" = 1'-0"

DIRECTOR OF DEVELOPMENT SERVICES DATE

PROJECT NAME:
MI TIERRA MEAT MARKET

ZONING CASE NUMBER: _____

No.	REVISION /ISSUE	DATE

PROJECT NAME
**MI TIERRA
MEAT MARKET # 7**

ADDRESS
**3300 MITCHELL BLVD
FORT WORTH, TX 76105**

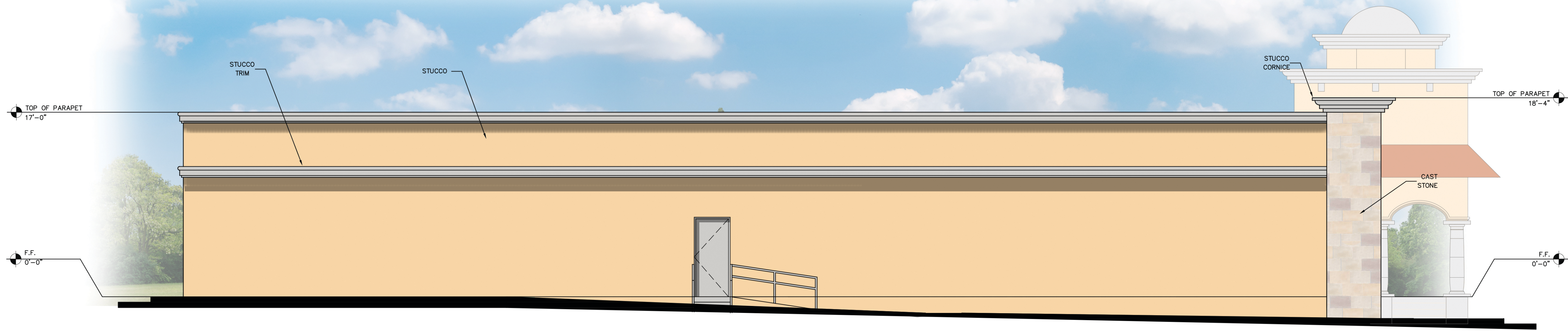
SHEET TITLE:
**BUILDING
ELEVATIONS**

DRAWN BY: **REVISED BY:**

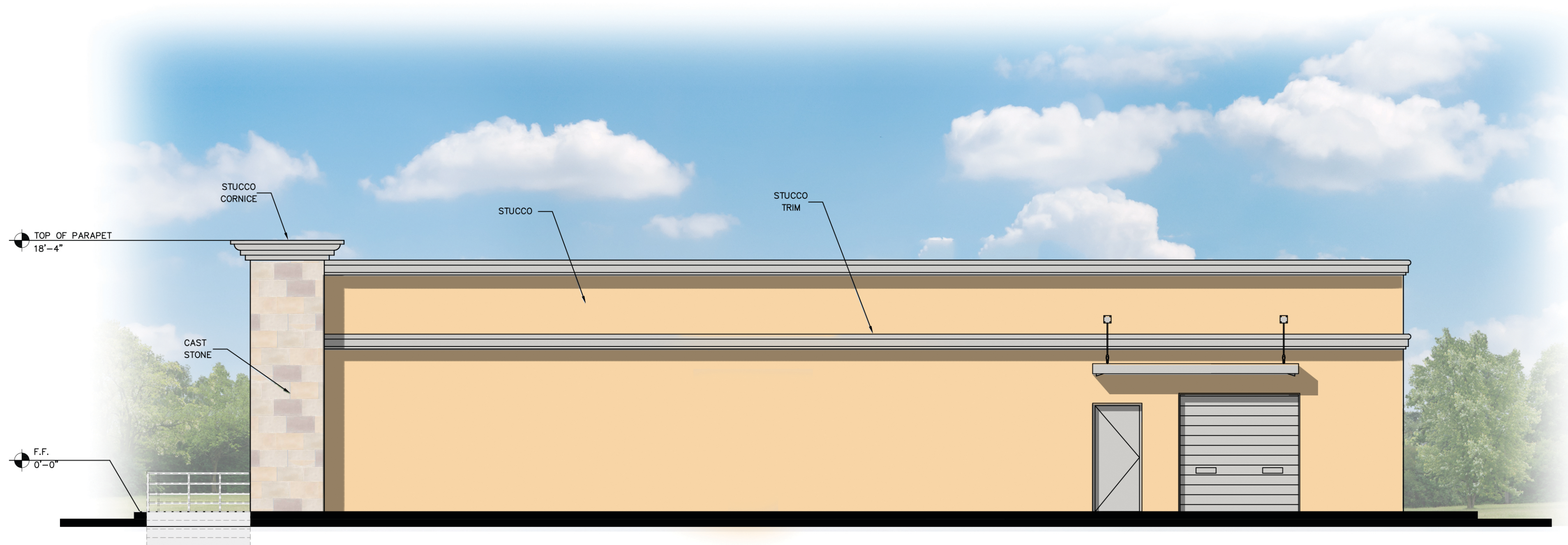
SCALE
AS INDICATED

DATE
9.12.2025

SHEET No.
A6.0



SOUTH ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 3/16" = 1'-0"

DIRECTOR OF DEVELOPMENT SERVICES

DATE

PROJECT NAME:
MI TIERRA MEAT MARKET

ZONING CASE NUMBER: _____

No.	REVISION /ISSUE	DATE

PROJECT NAME
MI TIERRA
MEAT MARKET # 7

ADDRESS
3300 MITCHELL BLVD
FORT WORTH, TX 76105

SHEET TITLE:
BUILDING
ELEVATIONS

DRAWN BY: **REVISED BY:**

SCALE
AS INDICATED

DATE
9.12.2025

SHEET No.
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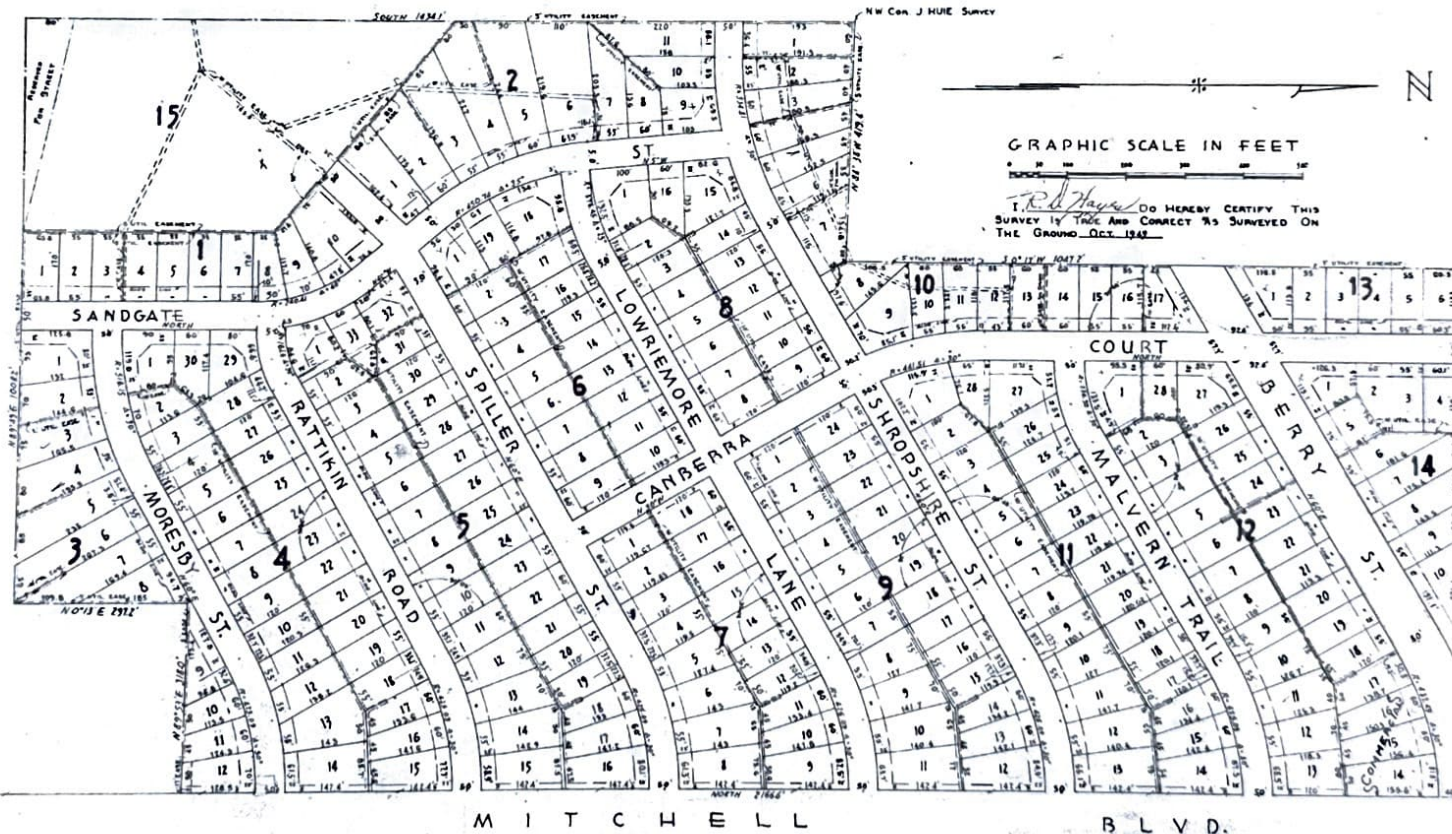
TRUE AND CORRECT COPY OF
ORIGINAL RECORD FILED IN
TARRANT COUNTY, TEXAS
MARY LOUISE NICHOLSON, COUNTY CLERK

Phat Vol. 388-8

10

S O U T H P O R T

AN ADDITION TO FT. WORTH, TEXAS
A PART OF THE J. JUSTICE & J. HUIE SURVEYS TARRANT CO. TEXAS



MITCHELL

BLVD.

APPROVED 2-20-49
CITY PLAN COMMISSION FT. WORTH, TEXAS

BY *Ad. M. Carroll*
CHAIRMAN
SECRETARY

10

PLAT

Vol.

1388.6

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DEDICATION OF SOUTHPORT, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS:

THAT Taylor-Todd Corporation, a corporation, being the owner of the land described as follows, to-wit:

All that certain tract or parcel of land situated in the County of Tarrant and State of Texas, and being 62.51 acres out of the J. Mule and the J. Justice Surveys, more particularly described as follows, to-wit:

Block 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

do hereby adopt the map attached hereto as its plan for subdividing the same, to be known as SOUTHPORT, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate as highways for the use of the public, the street as shown thereon, except that Taylor-Todd Corporation reserves for itself, its successors and assigns, a perpetual easement and right to construct in, over, upon, and across said streets, public utilities of every kind, including sewers, water mains, and gas mains, and all pipes, lines, and other appurtenances in connection therewith.

lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

In order to secure the erection of private residences, and in order to insure uniformity and harmony in the character of such buildings, and to maintain the suitability of the neighborhood for residential purposes, and to carry out a general plan for the protection, benefit, use and convenience of every purchaser of a lot, or lots, in said Addition, it does hereby adopt the following protective covenants:

These Covenants are to run with the land, and shall be binding on all parties and persons claiming under them until January 1st, 1979, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the then owners of a majority of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision who are affected

by such violation or attempted violations to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them, from so doing, or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

A. All lots in the tract shall be known and described as residential lots.

No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached one- or two-family dwelling not to exceed two stories in height, and a private garage for not more than two cars, and suitable servants' quarters. Garages and servants' quarters shall be constructed in accordance with minimum Federal Housing Administration requirements.

B. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external designs with existing structures in the subdivision, and as to location of the building with respect to topography and finish ground elevation, by a committee composed of U. B. Todd, G. C. Ramsey, and Cameron Shroshire, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to completion thereof, such approval will not be required, and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1st, 1951, provided that the project is 80% completed, that is, that residences have been erected on 80% of the residential lots; otherwise, the duties of such committee shall continue until such project is 80% completed. Thereafter the approval described in this covenant shall not be required unless, prior to said date on which the powers and duties of said committee shall cease, and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

C. (a) No building shall be located nearer to the front lot line or nearer to the side street line than the building set back lines shown on the recorded plat. No fences, walls, or hedges shall be built forward of the front building set back line. In no event shall any building be located on any residential building plot nearer than 25 feet to the front lot line. No building except a detached garage or other outbuilding located 60 feet or more from the front line shall be located nearer than 5 feet to any side lot line.

D. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become

an annoyance or nuisance to the neighborhood.

E. No trailer, basement, tent, shack, garage, barn, or other building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

F. No dwelling costing less than \$3,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 600 square feet in the case of a one-story structure, nor less than 750 square feet in the case of a one and one-half or two-story structure.

G. An easement is reserved over the rear four feet of each lot for utility installation and maintenance, and also easements as shown on map attached hereto; but nothing herein contained shall operate to require such utility installation to be confined to such easements, and the right is hereby reserved to locate all utility installation, including gas mains, water mains, telephone and electric wires and poles, in street and roads.

H. Taylor-Todd Corporation shall have the right to sell, assign, transfer, or convey to any person, firm, or corporation, any or all of the rights, reversions, reservations, easements, and privileges reserved herein, or those that may be placed in the deed or deeds of conveyance hereafter made and delivered by it; and upon such transfer, assignment, or conveyance of such rights, such grantee or grantees, as well as all successive grantees, may reassign such rights; but if said Taylor-Todd Corporation should cease to exist by reason of dissolution from any cause, then the rights, reversions, reservations, easements, and privileges reserved herein shall terminate and be at an end.

I. No person of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

EXECUTED this the 21st day of SEPTEMBER, 1949.

ATTEST: *John Schiffer*
Secretary
TAYLOR-TODD CORPORATION
BY: *Camille Shroshire*
President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Cameron Shroshire, President of Taylor-Todd Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Taylor-Todd Corporation, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of SEPTEMBER, A.D. 1949.

GAYE SACRA *Gaye Sacra*
Notary Public in and for
Tarrant County, Texas

Filed for Record the 29th day of Nov.
A. D. 1949, at 10:00 A. M. and Recorded
the 29th day of Nov. A. D. 1949
4-20-49
MELVIN H. BAILEY, County Clerk,
Tarrant County, Texas.
S. Haysford Deputy



A CERTIFIED COPY,

ATTEST: 9-15, 2025
MARY LOUISE NICHOLSON, County Clerk
Tarrant County, Texas

BY: *Kira Simpfendorfer* Deputy