

THENCE with said north right-of-way line, the following bearings and distances:

S 89°26'48"W, 143.13 feet;
S 87°17'16"W, 195.04 feet;
S 88°47'38"W, 303.51 feet;
S 80°51'48"W, 312.99 feet;
N 87°57'37"W, 169.58 feet;

THENCE over and across said Dean Foundation tract, the following bearings and distances:

N 12°40'26"W, 358.21 feet, departing said north right-of-way line;
N 20°37'40"E, 748.30 feet;
N 12°07'55"E, 417.74 feet;
N 18°32'46"E, 355.02 feet;
N 13°32'10"E, 438.89 feet;

N 06°44'06"E, 833.96 feet, to the north line of said Dean Foundation tract and being the south line of that tract of land described by deed to Geo Beggs Aledo Ranch, LP, recorded in Instrument Number 202043651, said County Records;

THENCE N 89°25'09"E, 527.65 feet, with said common line, to the northeast corner of said Dean Foundation tract and the southeast corner of said Beggs tract, and being in the aforementioned west right-of-way line of F.M. 3325 (Farmer Road);

THENCE with said west right-of-way line, the following courses and distances:

S 01°03'30"E, 1028.07 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 275.45 feet, through a central angle of 01°22'12", having a radius of 11519.16 feet, the long chord which bears S 01°44'04"E, 275.44 feet;

S 02°25'21"E, 901.27 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 344.93 feet, through a central angle of 01°44'01", having a radius of 11399.16 feet, the long chord which bears S 01°33'14"E, 344.92 feet;

THENCE S 00°41'11"E, 370.73 feet, continuing with said west right-of-way line, to the Point of Beginning and containing 2,614,593 square feet or 60.023 acres of land more or less.

Description:

Tract 2 (124.356 acres)

BEING a tract of land situated in the J.D. Morris Survey, Abstract Number 926, City of Fort Worth E.T.J., Parker County, Texas, being a portion of that tract of land described by deed to John Henry Dean III and Shirley Lawson Dean Foundation, recorded in Instrument Number

202507813, County Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of said Dean Foundation tract and the southeast corner of that tract of land described by deed to Boswell Interests, LTD., recorded in Volume 1976, Page 331, said County Records, and being in the north right-of-way line of Interstate Highway 20 (a variable width right-of-way);

THENCE N 00°41'24"W, 2865.24 feet, with the east line of said Boswell tract, to the northwest corner of said Dean Foundation tract and the southwest corner of that tract of land described by deed to Geo Beggs Aledo Ranch, LP, recorded in Instrument Number 202043651, said County Records;

THENCE N 89°25'09"E, 2152.91 feet, with north line of said Dean Foundation tract and the south line of said Beggs tract;

THENCE over and across said Dean Foundation tract, the following bearings and distances:

S 06°44'06"W, 833.96 feet, departing said common line;
S 13°32'10"W, 438.89 feet;
S 18°32'46"W, 355.02 feet;
S 12°07'55"W, 417.74 feet;
S 20°37'40"W, 748.30 feet;

S 12°40'26"E, 358.21 feet, returning to the aforementioned north right-of-way line of said Interstate Highway 20;

THENCE with said north right-of-way line, the following bearings and distances:

N 87°57'37"W, 66.82 feet;
N 82°33'10"W, 800.43 feet;
N 82°35'47"W, 599.17 feet;
S 08°52'33"W, 30.87 feet;

THENCE N 82°09'00"W, 73.30 feet, to the Point of Beginning and containing 5,416,934 square feet or 124.356 acres of land more or less.

ZC-26-043 18500 - 19300 blocks Old FM 156

48.59 ac

Zoning Change:

From: Unzoned (AX-26-002)

To: "Tract 1" (2.57 ac): "I/AO" Light Industrial/Airport Overlay

"Tract 2A" (8.66 ac): "I/AO" Light Industrial/Airport Overlay

"Tract 2B" (37.36 ac): "K/AO" Heavy Industrial/Airport Overlay

Description:

Tract 1 (2.569 acres)

BEING a 2.5696 acre (111,931 square foot) tract of land situated in the P M Smith Survey, Abstract No. 1170, Denton County, Texas; said tract being part of that called 99.866 acre tract described in Special Warranty Deed to Jeffrey Judge recorded in Instrument No. 2016-3064, Special Warranty Deed to Kevin Peterson recorded in Instrument No. 2016-3091 and Quitclaim Deed to OLP Real Estate, Ltd. recorded in Instrument No. 2007-55420; all of the Official Public Records of Denton County, Texas; said tract being more particularly described as follows:

BEGINNING at an aluminum disc stamped "TXDOT" found at the east end of a right-of-way corner clip at the intersection of the south right-of-way line of FM Road No. 156 (a 210-foot wide right-of-way) and the relocated east right-of-way line of Old FM Road No. 156 (a variable width right-of-way); said point being the beginning of a non-tangent curve to the left with a radius of 2,401.83 feet, a central angle of 13°40'41", and a chord bearing and distance of North 49°02'53" East, 572.02 feet; from said point a "+" cut in concrete found for the southeast corner of Lot 1, Block 1, Wilson Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. 2020-191 of the Plat Records of Denton County, Texas bears South 81°43'03" West, a distance of 685.27 feet;

THENCE in a northeasterly direction, along the said south line of FM Road No. 156 and with said non-tangent curve to the left, an arc distance of 573.38 feet to an aluminum disc stamped "TXDOT" found for corner in the former east right-of-way line of Old FM Road No. 156;

THENCE South 23°44'13" West, along the said former east line, a distance of 562.34 feet to a 3/8-inch iron rod found for corner;

THENCE South 25°58'23" West, continuing along the said former east line, a distance of 353.11 feet to an aluminum disc stamped "TXDOT" found at the beginning of a non-tangent curve to the left with a radius of 958.00 feet, a central angle of 20°37'48", and a chord bearing and distance of North 13°29'03" West, 343.08 feet; said point being in the said relocated east line;

THENCE in a northerly direction, along the said relocated east line and with said non-tangent curve to the left, an arc distance of 344.94 feet to an aluminum disc stamped "TXDOT" found for corner at the south end of said corner clip;

THENCE North 13°11'18" East, along said corner clip, a distance of 127.02 feet to the POINT OF BEGINNING and containing 111,931 square feet or 2.5696 acres of land, more or less.

Description:

Tract 2A (8.66 acres)

BEING a 8.6553 acre (377,024 square foot) tract of land situated in the P M Smith Survey, Abstract No. 1170 and MEP&P RR Co Survey, Abstract No. 1230, Denton County, Texas; said tract being part of that called 99.866 acre tract described in Special Warranty Deed to Jeffrey Judge recorded in Instrument No. 2016-3064, Special Warranty Deed to Kevin Peterson recorded in Instrument No. 2016-3091 and Quitclaim Deed to OLP Real Estate, Ltd. recorded in

Instrument No. 2007-55420; all of the Official Public Records of Denton County, Texas; said tract being more particularly described as follows:

BEGINNING at an aluminum disc stamped "TXDOT" found at the west end of a right-of-way corner clip at the intersection of the south right-of-way line of FM Road No. 156 (a 210-foot wide right-of-way) and the relocated west right-of-way line of Old FM Road No. 156 (a variable width right-of-way); from said point a "+" cut in concrete found for the southeast corner of Lot 1, Block 1, Wilson Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. 2020-191 of the Plat Records of Denton County, Texas bears North 87°11'02" West, a distance of 477.78 feet;

THENCE South 77°00'20" East, along said corner clip, a distance of 95.67 feet to a 1/2-inch iron rod with "KAZ" cap found at the beginning of a non-tangent curve to the right with a radius of 878.00 feet, a central angle of 32°53'30", and a chord bearing and distance of South 08°13'49" East, 497.14 feet;

THENCE in a southerly direction, along the said relocated west line and with said non-tangent curve to the right, an arc distance of 504.03 feet to an aluminum disc stamped "TXDOT" found for corner in the former west line of Old FM Road No. 156;

THENCE along the said former west line, the following five (5) calls:

South 25°44'44" West, a distance of 158.24 feet to a concrete monument found for corner;

South 24°08'41" West, a distance of 87.78 feet to a point for corner;

THENCE North 68°26'56" West, a distance of 219.68 feet to a point for corner;

THENCE South 80°35'38" West, a distance of 343.73 feet to a point for corner;

THENCE North 00°31'25" East, a distance of 515.08 feet to a point for corner at the beginning of a non-tangent curve to the left with a radius of 2,401.83 feet, a central angle of 12°22'30", and a chord bearing and distance of North 67°41'11" East, 517.75 feet;

THENCE in an easterly direction, with said non-tangent curve to the left, an arc distance of 518.76 feet to the POINT OF BEGINNING and containing 377,024 square feet or 8.6553 acres of land, more or less.

Description:

Tract 2B (37.36 acres)

BEING a 37.3617 acre (1,627,474 square foot) tract of land situated in the P M Smith Survey, Abstract No. 1170 and MEP&P RR Co Survey, Abstract No. 1230, Denton County, Texas; said tract being part of that called 99.866 acre tract described in Special Warranty Deed to Jeffrey Judge recorded in Instrument No. 2016-3064, Special Warranty Deed to Kevin Peterson recorded in Instrument No. 2016-3091 and Quitclaim Deed to OLP Real Estate, Ltd. recorded in Instrument No. 2007-55420; all of the Official Public Records of Denton County, Texas; said tract being more particularly described as follows:

COMMENCING at an aluminum disc stamped "TXDOT" found at the west end of a right-of-way corner clip at the intersection of the south right-of-way line of FM Road No. 156 (a 210-foot wide right-of-way) and the relocated west right-of-way line of Old FM Road No. 156 (a variable width right-of-way); from said point a "+" cut in concrete found for the southeast corner of Lot 1, Block 1, Wilson Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. 2020-191 of the Plat Records of Denton County, Texas bears North $87^{\circ}11'02''$ West, a distance of 477.78 feet;

THENCE South $77^{\circ}00'20''$ East, along said corner clip, a distance of 95.67 feet to a 1/2-inch iron rod with "KAZ" cap found at the beginning of a non-tangent curve to the right with a radius of 878.00 feet, a central angle of $32^{\circ}53'30''$, and a chord bearing and distance of South $08^{\circ}13'49''$ East, 497.14 feet;

THENCE in a southerly direction, along the said relocated west line and with said non-tangent curve to the right, an arc distance of 504.03 feet to an aluminum disc stamped "TXDOT" found for corner in the former west line of Old FM Road No. 156;

THENCE along the said former west line, the following six (6) calls:

South $25^{\circ}44'44''$ West, a distance of 158.24 feet to a concrete monument found for corner;
South $24^{\circ}08'41''$ West, a distance of 87.78 feet to the POINT OF BEGINNING;
South $24^{\circ}08'41''$ West, a distance of 115.13 feet to a point for corner;
South $23^{\circ}41'47''$ West, a distance of 1,027.34 feet to a concrete monument found for corner;
South $21^{\circ}27'25''$ West, a distance of 834.52 feet to a 5/8-inch iron rod found for corner;

South $24^{\circ}10'28''$ West, a distance of 283.32 feet to a 3-inch metal fence post found for corner; said point being the north corner of that tract of land described in Warranty Deed to the City of Fort Worth recorded in Volume 2596, Page 436 of the Deed Records of Tarrant County, Texas;

THENCE South $80^{\circ}04'39''$ West, departing the said former west line and along the north line of said City of Fort Worth tract, a distance of 337.34 feet to a 4-inch metal fence post found for corner in the east line of that tract of land described in General Warranty Deed to the City of Fort Worth recorded in Instrument No. 2003-181167 of said Official Public Records;

THENCE North $00^{\circ}36'48''$ East, along the said east line of the City of Fort Worth tract, a distance of 1,383.28 feet to a point for corner;

THENCE North $00^{\circ}29'37''$ East, continuing along the said east line of the City of Fort Worth tract, a distance of 782.26 feet to a 4-inch metal fence post found for corner in the south line of that called 10.258 acre tract of land described in Special Warranty Deed to Victaulic Company recorded in Instrument No. 2023-129169 of said Official Public Records;

THENCE North $89^{\circ}15'04''$ East, along the south line of said 10.258 acre tract, a distance of 648.73 feet to a 1/2-inch iron rod with "RPLS" cap found for corner;

THENCE South $00^{\circ}31'25''$ West, a distance of 10.33 feet to a point for corner;

THENCE North 80°35'38" East, a distance of 343.73 feet to a point for corner;

THENCE South 68°26'56" East, a distance of 219.68 feet to the POINT OF BEGINNING and containing 1,627,474 square feet or 37.3617 acres of land, more or less.

ZC-26-044 16250 Old Weatherford Road

31.40 ac

Zoning Change:

From: Unzoned (AX-26-003)

To: "CF" Community Facilities

Description:

Being a 31.398 acre tract of land situated in the G. Tandy Survey, Abstract No. 2356 and being all of the Public Right-of-Way Dedication recorded in Exhibit "A" of Instrument No. 202232416, Deed Records, Parker County, Texas and being all of the 31.40 acre tract of land described in General Warranty Deed to Kevin W. Van, J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth, recorded in Volume 2459, Page 1357, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod located at the southeast corner of said 31.40 acre tract and the same being the southwest corner of Lot 1, Block 1 Aledo Middle School No. 2 Addition, Cabinet E, Page 703, Deed Records, Parker County, Texas;

Thence South 88 degrees 59 minutes 13 seconds West, 899.97 feet;

Thence North 1 degrees 13 minutes 15 seconds West, 56.37 feet passing the northern Public Right-of-Way Dedication recorded in Exhibit "A" of Instrument No. 202232416, Deed Records, Parker County, Texas and continuing a total of 1,402.57 feet to a point in the approximate center of a creek;

Thence along the north line of said 31.40 acre tract and with the approximate center of said creek the following three (3) calls:

1. North 59 degrees 48 minutes 53 seconds East, 310.62 feet;
2. South 79 degrees 52 minutes 34 seconds East, 269.21 feet;
3. North 75 degrees 48 minutes 02 seconds East, 373.80 feet;

Thence South 1 degrees 13 minutes 15 seconds East, 1,540.22 feet passing said northern Public Right-of-Way Dedication line and continuing a total of 1,587.25 feet to the Point of Beginning and containing 1,367,684 square feet or 31.398 acres of land, more or less.

ZC-25-183R 11661 Alta Vista Road

3.69 ac

Zoning Change:

From: “E” Neighborhood Commercial and add a Conditional Use Permit for a stone yard, building stone, cutting, sawing or storage with a development waiver for 5 parking spaces; site plan approved

To: “E” Neighborhood Commercial and add a Conditional Use Permit for a stone yard, building stone, cutting, sawing or storage with a development waiver for 29 parking spaces; site plan included

Description:

BEING a tract of land situated in the F. Cuelia Survey, Abstract Number 266, City of Keller, Tarrant County, Texas, and being all of that tract of land described in deed to Roamn and Felicitas Abundiz, as recorded in Document Number D217032268 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped “GEONAV” (hereinafter referred to as “with cap”) set for the northeast corner of the herein described tract, on the west right-of-way line of Alta Vista Road (a variable width right-of-way);

THENCE South 00 degrees 06 minutes 25 seconds West, along the east line of said Abundiz tract and said west right-of-way line, a distance of 52.42 feet to a 1/2-inch iron rod with cap set for the most easterly southeast corner of the herein described tract;

THENCE South 89 degrees 44 minutes 48 seconds West, departing said west right-of-way line and along he south line of said Abundiz tract, a distance of 351.21 feet to a 1/2-inch iron rod with cap set for El corner;

THENCE South 00 degrees 21 minutes 10 seconds West, continuing along said south line, a distance of 147.59 feet to a 1/2-inch iron rod with cap set for the most southerly southeast corer of said Abundiz tract;

THENCE South 89 degrees 44 minutes 46 seconds West, continuing along said south line, a distance of 707.32 feet to a 1/2-inch iron rod found for eh southwest corner of said Abundiz tract;

THENCE North 00 degrees 15 minutes 14 seconds West, along the west line of said Abundiz tract, a distance of 200.00 feet to a 1/2-inch iron rod with cap set for the northwest corner of said Abundiz tract;

THENCE North 89 degrees 44 minutes 46 seconds East, along the north line of said Abundiz tract, a distance of 1,060.42 feet to the POINT OF BEGINNING AND CONTAINING 160,081 square feet or 3.675 acres of land, more or less.

SP-26-008

4213 Miller Avenue

0.89 ac

Zoning Change:

To: Amend the site plan for “PD311” Planned Development for “E” Neighborhood Commercial uses plus car wash and auto repair to add a new add a new auto repair facility in the Stop Six Residential Overlay

Description:

A 0.8896 of an acre tract of land situated in the ASSABRANNER SURVEY, ABSTRACT 7, City of Fort Worth, Tarrant County, Texas, part of Lot 1R, Clayton’s Subdivision according to the map or plat thereof recorded as Instrument Number D199070486, Plat Records, Tarrant County, Texas (P.R.T.C.T.), as conveyed in a deed to Zone Group, Inc., recorded as Instrument Number D217270373, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.8896 acres being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said Lot 1R, on the east Right-of-Way line of Miller Avenue, for the southwest corner of the herein described tract;

THENCE N 00°05’00” W, along said east Right-of-Way line and the west line of said Lot 1R, a distance of 203.64 feet to the most northwesterly corner of said Lot 1R and the herein described tract;

THENCE N 89°47’00” E, along a north line of said Lot 1R, a distance of 187.92 feet to the easterly northwest corner of said Lot 1R;

THENCE S 01°06’49” E, over and across said Lot 1R, a distance of 204.84 feet to the southeast corner of the herein described tract on the south line of said Lot 1R;

THENCE N 89°51’50” W, along the south line of said Lot 1R, a distance of 191.60 feet to the POINT OF BEGINNING and containing approximately 38,752 square feet and/or 0.8896 of an acre more or less.

ZC-26-022

7640 Jacksboro Highway

1.88 ac

Zoning Change:

From: “A-5” One-Family Residential, “E” Neighborhood Commercial

To: “E” Neighborhood Commercial and add a Conditional Use Permit (CUP) for retail landscape supply with outdoor sales and a recycling center/transfer station for organic material with outdoor processing and stockpiling with development waivers for outdoor storage between the building and the street, existing 6-foot tall chain link fencing in the front yard, no screening fence adjacent to a residential district and less than 75% of the required landscaping within the front yard as depicted on the site plan; site plan included

Description:

Being all that certain lot, tract, or parcel of land located in the J. WILCOX SURVEY, ABSTRACT NO. 1716, City of Fort Worth, Tarrant County, Texas, and being the same tract of land described in deed to Donald Bishop, recorded in Instrument No. D215175650, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the present North line of Jacksboro Highway, a variable width right-of-way, as established by deed to the State of Texas, recorded in Instrument No. D201109034, D201129064, and D201109809, Official Public Records, Tarrant County, Texas, at the Southwest corner of a tract of land described in deed to Romantix-Jacksboro, Inc., recorded in Instrument No. D221365956, Official Public Records, Tarrant County, Texas;

Thence South 68°26'02" West, along said North line, a distance of 80.75' to an "X" set for corner.

Thence South 70°40'11" West, continuing along said North line, a distance of 162.42' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southeast corner of a tract of land described in deed to Chau V. Hoang, recorded in Instrument No. D210310964, Official Public Records, Tarrant County, Texas;

Thence North 04°07'49" West, a distance of 415.16' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in South line of a portion of a tract of land described in deed to the City of Fort Worth, recorded in Volume 325, Page 386, Deed Records, Tarrant County, Texas, at the Northeast corner of said Hoang Tract;

Thence South 89°25'49" East, along said South line, a distance of 201.22' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of said Romantix-Jacksboro Tract;

Thence South 09°50'59" East, a distance of 333.55' to the PLACE OF BEGINNING an containing 81,790 square feet or 1.878 acres of land.

ZC-26-055 8715 & 8801 Wagley Robertson Road 4.56 ac

Zoning Change:

From: "AG" Agricultural, "A-21" One-Family Residential

To: "A-5" One-Family Residential

Description:

Lloyd Addition, Block 1, Lot 1;

(1.55 acres)

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 Robertson 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 warrant 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 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 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.

ZC-26-061 151 Huguley Boulevard 2.15 ac

Zoning Change:

From: "AG" Agricultural

To: "CF" Community Facilities

Description:

Huguley Memorial Addition, Block 2, Lot 2

ZC-26-062 2204 - 2400 (evens) Cantrell Sansom Road 61.77 ac

Zoning Change:

From: "AG" Agricultural, "C" Medium Density Multifamily, "G" Intensive Commercial
To: "I" Light Industrial

Description:

BEING a 61.7707 acre (2,690,730 square foot) tract of land situated in the David Odum Survey, Abstract No. 1184, City of Fort Worth, Tarrant County, Texas; said tract being all of a called 8.864-acre tract of land described in Warranty Deed with Vendor's Lien to Charles L. Gappa recorded in Volume 12505, Page 1935, Deed Records, Tarrant County, Texas; said tract being all of a called 3.91-acre tract of land described in Correction Warranty Deed to Charles L. Gappa recorded in Instrument No. D205065301, Official Public Records, Tarrant County, Texas; said tract being all of an 11.152-acre tract of land described in Warranty Deed to Charles L. Gappa recorded in Volume 13057, Page 150 and Special Warranty Deed to Charles L. Gappa recorded in Volume 13725, Page 411, both of said Deed Records; said tract being all of the called 37.91-acre tract described in Exhibit B of Special Warranty Deed to Lumbermill, LP recorded in Instrument No. D216279235, said Official Public Records; said tract being more particularly described as follows:

BEGINNING at the northwest corner of said called 8.842-acre tract in the south right-of-way line of Cantrell Sansom Road (a variable width right-of-way);

THENCE North $89^{\circ}38'09''$ East, along the north line of said called 8.842-acre tract, a distance of 25.00 feet to a 5/8-inch iron rod found for the most northerly northeast corner of said called 8.842-acre tract;

THENCE South $00^{\circ}26'12''$ East, along the east line of said called 8.842-acre tract, a distance of 60.20 feet to a 5/8-inch iron rod with cap stamped "KHA" found for the northwest corner of said called 3.91-acre tract;

THENCE North $89^{\circ}34'53''$ East, along the north line of said called 3.91-acre tract, a distance of 103.38 feet to the most northerly northeast corner of said called 3.91-acre tract;

THENCE along a creek for the northeast line of said called 3.91-acre tract, the following courses and distances:

South $30^{\circ}18'16''$ East, a distance of 26.88 feet to a point at the beginning of a tangent curve to the right with a radius of 378.83 feet, a central angle of $17^{\circ}59'36''$, and a chord bearing and distance of South $21^{\circ}18'28''$ East, 118.48 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 118.97 feet to a point for corner;

South $12^{\circ}18'16''$ East, a distance of 92.99 feet to a point at the beginning of a tangent curve to the left with a radius of 312.31 feet, a central angle of $30^{\circ}26'23''$, and a chord bearing and distance of South $27^{\circ}31'28''$ East, 163.98 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 165.92 feet to a point for corner;

South 42°45'16" East, a distance of 4.89 feet to a point for corner in the west line of said called 11.152-acre tract;

THENCE North 00°25'57" West, along the said west line of the called 11.152-acre tract, a distance of 434.53 feet to a 1-inch iron pipe found for the northwest corner of said called 11.152-acre tract in the said south right-of-way line of Cantrell Sansom Road;

THENCE North 89°31'00" East, along the said south right-of-way of Cantrell Sansom Road and the north line of said called 11.152-acre tract, a distance of 315.82 feet to a 1-inch iron pipe found for the northeast corner of said called 11.152-acre tract and the northwest corner of said called 37.91-acre tract;

THENCE North 89°32'14" East, along the north line of said called 37.91-acre tract and continuing along the said south right-of-way line of Cantrell Sansom Road, a distance of 632.73 feet to a point for the most northerly northeast corner;

THENCE along the northeast line of said called 37.91-acre tract, the following courses and distances:

South 00°28'26" East, passing at a distance of 46.36 feet the northwest corner of Lot 1, Block 1, Eagle Mountain – Saginaw Elementary School No. 11 Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 11796, Plat Records, Tarrant County, Texas, continuing on for a total distance of 480.01 feet to a 1/2-inch iron rod with cap stamped "FULTON SURVEYING" found for corner;

South 63°27'10" East, along the southwest line of said Lot 1, a distance of 690.35 feet to a point for corner;

North 89°46'26" East, along the south line of said Lot 1, a distance of 163.37 feet to southeast corner of said Lot 1 and the most easterly northeast corner of said called 37.91-acre tract;

THENCE South 00°18'12" East, along the east line of said called 37.91-acre tract, a distance of 744.54 feet to the southeast corner of said called 37.91-acre tract;

THENCE South 89°45'33" West, along the south line of said called 37.91-acre tract, a distance of 122.57 feet to the northeast corner of Lot 2, I-820 @ I-35@ Addition, an addition to the City of

Zoning Change:

From: "A-5/HC District" One-Family Residential/ Historic and Cultural District

To: "CF/HC District" Community Facilities/ Historic and Cultural District

Description:

Martin & Moodie Subdivision, Block C, Lots 2, 3

ZC-26-070

2115 Belle Avenue

2.07 ac

Zoning Change:

From: "CF" Community Facilities

To: "E" Neighborhood Commercial

Description:

Being a tract of land situated in the John Flint Survey, Abstract No. 1889, same being a tract of land conveyed to Tarrant Lodge No. 942, A.F. & A.M., a corporation, by deed recorded in Volume 3281, Page 117, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being the intersection of the Southwest line of NW 22nd Street (60 foot right-of-way) and the Northwest line of Belle Avenue (60 foot right-of-way), from which a 5/8 inch iron rod found at the North corner of a tract of land conveyed to Feliciano Fernandez, by deed recorded in Instrument Number D219073593, Official Public Records of Tarrant County, Texas;

THENCE South 43 degrees 46 minutes 22 seconds West, along the said Northwest line of Belle Avenue, a distance of 300.00 feet to a 3/4 inch iron rod found for corner, said corner being an East corner of a tract of land conveyed to Randol-Mill Investment, LLC, a Texas Limited Liability Company, by deed recorded in Instrument Number D221129379, Official Public Records of Tarrant County, Texas;

THENCE North 46 degrees 13 minutes 38 seconds West, along a Northeast line of said Randol-Mill Investment, LLC tract, a distance of 300.00 feet to a point for corner, said corner being an "ell" corner of said Randol-Mill Investment, LLC tract, from which a fence post found bears North 54 degrees 15 minutes 09 seconds East a distance of 0.53 feet for witness;

THENCE North 43 degrees 46 minutes 22 seconds East, along a Southeast line of said Randol-Mill Investment, LLC tract, a distance of 300.00 feet to a 3/8 inch iron rod found for corner, said corner being an East corner of said Randol-Mill Investment, LLC tract, and lying on the aforementioned Southwest line of NW 22nd Street;

THENCE South 46 degrees 13 minutes 38 seconds East, along the said Southwest line of NW 22nd Street, a distance of 300.00 feet to the POINT OF BEGINNING and containing 90,000 square feet or 2.07 acres of

ZC-26-071

1297-1309 (odds) Cantrell Sansom Road

12.45 ac

Zoning Change:

From: "F" General Commercial, "K" Heavy Industrial

To: "I" Light Industrial

Description:

BEING a 12.4516 acre (542,394 square foot) tract of land situated in the J Bass Survey, Abstract No. 1895, City of Fort Worth, Tarrant County, Texas; said tract being part of that tract of land described in Warranty Deed to M.C. Brister, Jr. and Janet Brister recorded in Volume 12987, Page 421 of the Deed Records of Tarrant County, Texas; said tract being part of that tract of land described in Warranty Deed with Vendor's Lien to M.C. Brister, Jr. and Janet Brister recorded in Volume 12987, Page 423 of said Deed Records; said tract also being all of that tract of land described in Warranty Deed to M.C. Brister, Jr. and Janet Brister recorded in Instrument No. D205326422 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the north right-of-way line of Cantrell Sansom Road (a variable width right-of-way) (Northing:6,993,394.57', Easting:2,326,837.75'); said point being the southeast corner of said Brister tract;

THENCE North 00°20'53" West, departing the said north line of Cantrell Sansom Road, at a distance of 346.54 feet passing a 1/2-inch iron rod with "EAGLE SURVEYING" cap found for the northeast corner of Lot 4, Block 1, Precision Way, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D205181583 of said Official Public Records, and continuing in all a total distance of 805.10 feet to a point for the southwest corner of Block 12, Alexandra Meadows, an addition to the City of Fort Worth according to the plat recorded in Volume A, Page 11113 of the Plat Records of Tarrant County, Texas;

THENCE along the south line of said Block 12, the following four (4) calls:

North 89°48'09" East, a distance of 59.58 feet to a point for corner;
North 69°14'34" East, a distance of 133.75 feet to a point for corner;
South 79°28'45" East, a distance of 68.52 feet to a point for corner;

South 60°53'18" East, to and along the south line of Block 23, Alexandra Meadows South, an addition to the City of Fort Worth according to the plat recorded in Volume A, Page 10784 of said Plat Records, a distance of 176.10 feet to a point for corner;

THENCE along the south line of said Block 23, the following four (4) calls:

South 03°33'08" East, a distance of 163.21 feet to a point for corner at the beginning of a non-tangent curve to the left with a radius of 200.00 feet, a central angle of 23°08'49", and a chord bearing and distance of South 43°33'10" East, 80.25 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 80.80 feet to a point for corner;

South 00°31'23" East, a distance of 99.91 feet to a point for corner;

North 89°29'54" East, a distance of 405.03 feet to a point for corner in the west line of Block 26, Northbrook, an addition to the City of Fort Worth according to the plat recorded in Volume 388-129, Page 32 of said Plat Records;

THENCE South 00°04'04" East, along the said west line of Block 26, a distance of 433.55 feet to a point for corner in the said north line of Cantrell Sansom Road (Northing:6,993,398.11', Easting:2,327,710.47');

THENCE South 89°46'03" West, along the said north line of Cantrell Sansom Road, at a distance of 564.93 feet passing a 5/8-inch iron rod found and continuing in all a total distance of 872.83 feet to the POINT OF BEGINNING and containing 542,394 square feet or 12.4516 acres of land, more or less.

ZC-26-076

1519 Circle Park Boulevard

12.45 ac

Zoning Change:

To: Add "HC" Historic & Cultural Landmark Designation

Description:

North Fort Worth Block 97, Lots 6-11 (Building and Additions only)

Received on **Thursday, June 11, 2026, at 9:45 a.m.**

6/11/2026 CSO