

1/16/2025

Fort Worth Star Telegram  
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Purchase Order #PO FW006-0000001035  
817-930-7522

Good morning:

**Please publish the following notice in the Friday, January 23rd edition.**

Notice is hereby given that a Public Hearing will be held by the City Council on February 10, 2026, at 6:00 p.m. in the Council Chambers, 100 Fort Worth Trail, Fort Worth, 76102, Tarrant County, Texas.

ZC-25-158 Proliferating Uses Text Amendment CD ALL

## Zoning Change:

From:

To: An Ordinance Amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, Codified as Appendix "A" of the Code of the City of Fort Worth, by Amending Chapter 4, "District Regulations," Article 8, "Nonresidential District Use Table," Section 4.803, "Nonresidential District Use Table" and Article 12, "Form Based Code District Use Table", Section 4.1203 "District Use Table", to Add "Credit Access Business" as a New Use and Allow Such Use in Certain Industrial, Commercial, and Form-Based Districts, to Remove "Liquor or Package Stores" as a Permitted Use in Certain Commercial and Form-Based Districts; Amending Chapter 5, "Supplemental Use Standards," Article I, "Standards for Selected Uses," to Amend Section 5.152 "Retail Smoke Shop" to Add a Distance Requirement For Retail Smoke Shops From Like Uses and Increase Existing Distance Requirement From Certain Sensitive Uses and Add Additional Sensitive Uses; Adding New Supplemental Use

Sections To Chapter 5, "Supplemental Use Standards," Article I, "Standards for Selected Uses," Titled "Liquor or Package Stores" and "Credit Access Business" to Provide for Distance Requirements Between Like Uses; Amending Chapter 9 "Definitions", Section 9.101 "Defined Terms" to Amend Definitions of "Retail Smoke Shop" and "Restaurant" and Add Definitions for "Credit Access Business", "Bar", and "Liquor or Package Stores"

ZC-25-111            3168 Glen Garden Drive N            1.18 ac

**Zoning Change:**

From: "B" Two-Family Residential & "E" Neighborhood Commercial

To: "CF" Community Facilities and add a Conditional Use Permit (CUP) for a Lodging House up to seven (7) rooms with a (2) two-year time limit and development waivers to allow an existing structure within the 20 ft. supplemental setback and allow fencing in the front yard setback; site plan included.

**Description:**

Glen Garden Addition, Block 14, Lot 4

ZC-25-144            9000 Trinity Boulevard            4.98 ac

**Zoning Change:**

From: "I" Light Industrial

To: "PD/I" Planned Development for all uses in "I" Light Industrial plus waste transfer station with development standards to exceed front yard landscaping and require all debris to be contained; site plan included

**Description:**

LEGAL DESCRIPTION – 4.9834 ACRES

BEING a 4.9834 acre (217,078 square foot) tract of land situated in the Joseph B. Johnson Survey, Abstract No. 855, City of Fort Worth, Tarrant County, Texas, and being part of Lot 1, Block 1, Trinity Industrial Plaza, an addition to the City of Fort Worth according to the plat recorded in Cabinet 388-143, Page 50, Plat Records, Tarrant County, Texas, and being part of the tract of land described in Special Warranty Deed

with Vendor's Lien to Gyant V, LLC recorded in Instrument No. D212057507, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found at the northwest corner of said Lot 1, and being in the south right-of-way line of Trinity Boulevard, a variable width right-of-way;

THENCE South 85°00'59" East, along the said south right-of-way line, and along the north line of said Lot 1, a distance of 350.46 feet to a point for corner, being at the northeast corner of said Lot 1;

THENCE South 01°30'51" East, departing the said south right-of-way line, along the east line of said Lot 1, a distance of 871.78 feet to a 5/8-inch iron rod with cap stamped "GORRONDONA & ASSOC." found for corner in the north right-of-way line of Precinct Line Road, a variable width right-of-way, and being at the northeast corner of a called 0.268 acre tract of land described in Warranty Deed to the City of Fort Worth recorded in Instrument No. D211266224, said Official Public Records;

THENCE North 54°53'00" West, along the said north right-of-way line, and along the north line of the said called 0.268 acre tract, a distance of 313.15 feet to a point for corner;

THENCE North 01°16'32" West, departing the said north right-of-way line, and the said north line, a distance of 109.11 feet to a point for corner;

THENCE North 88°17'21" East, a distance of 31.99 feet to a point for corner;  
THENCE North 01°36'36" West, a distance of 79.58 feet to a point for corner;  
THENCE North 88°14'50" East, a distance of 70.26 feet to a point for corner;  
THENCE North 01°43'57" West, a distance of 102.76 feet to a point for corner;  
THENCE South 88°49'13" West, a distance of 19.77 feet to a point for corner;  
THENCE North 01°32'22" West, a distance of 36.37 feet to a point for corner;  
THENCE South 88°30'53" West, a distance of 49.73 feet to a point for corner;  
THENCE North 00°57'15" West, a distance of 29.58 feet to a point for corner;

THENCE South 88°28'02" West, a distance of 129.86 feet to a point for corner in the west line of said Lot 1;

THENCE North 01°30'51" West, along the said west line, a distance of 366.70 feet to the POINT OF BEGINNING and containing 217,078 square feet or 4.9834 acres of land, more or less.

ZC-25-178        1020 – 1030 (evens) N. Sylvania Avenue        0.645 ac

**Zoning Change:**

From: "ER" Neighborhood Commercial Restricted

To: "E" Neighborhood Commercial and add Conditional Use Permit (CUP)  
for Mobile Food Vendor, Potentially Hazardous

**Description:**

TJ Bird Addition, Block 2, Lot 3

ZC-25-193        4000-4016 (evens) E. Berry Street, 3208 Freddie Street

3.12 ac

**Zoning Change:**

From: "ER"

To: Add a Conditional Use Permit (CUP) in "CF" Community Facilities for a  
Semi-Truck Driving School with an office with development standards  
for one truck to remain on-premise during the daylight hours only and  
allow existing structures within the projected and front yard setback; site  
plan included.

**Description:**

Burton Heights Addition Ft. Worth, Block N/A, Lot 2

ZC-25-196        7250 W. Vickery Boulevard        0.82 ac

**Zoning Change:**

From: "PD 357" Planned Development/Specific Use for all uses in "FR" General  
Commercial Restricted plus a contractor's storage yard, site plan  
approved.

To: "PD/E/NASJRB" Planned Development for all uses in "E" Neighborhood  
Commercial excluding indoor amusement, convenience store, and  
liquor or package store, with a development standard for a reduction in  
parking, site plan included.

**Description:**

BEING a 0.825 acre tract, out of Lot 9R, Block 48, Ridglea West, an addition to the City of Fort  
Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2932, Plat

Records, Tarrant County, Texas (P.R.T.C.T.), and being a portion of that certain tract conveyed to Blue Eyes Properties, LLC, as described in Clerk's File No. D216202539, Real Property Records, Tarrant County, Texas (R.P.R.T.C.T.), said 0.825 acre tract being more particularly described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a found 1/2" iron rod in the south right-of-way of Wycliff Street (paved; called 50 foot width), being the northerly common corner of said Lot 9R, Block 48 and Lot 1R, Block 48, said Ridglea West, for the northwest and beginning corner the herein described tract;

THENCE N 89°18'48" E 117.00 feet, with the common line of said Lot 9R, Block 48 and said Wycliff Street, to a set 1/2" capped iron rod in the west line of Lot 1, Block 1, Monterrey Manor Addition, according to the plat recorded in Volume 388-52, Page 57, P.R.T.C.T., for the northeast corner of said Lot 9R, Block 48 and the herein described tract;

THENCE S 00°50'37" E 307.00 feet, with the common line of said Lot 9R, Block 48 and said Lot 1, Block 1, Monterrey Manor Addition, to a point, for the southeast corner of the herein described tract;

THENCE S 89°18'49" W 117.00 feet, severing said Lot 9R, Block 48, to a point in the west line of Lot 6R, Block 48, said Ridglea West, for the southwest corner of the herein described tract;

THENCE N 00°50'38" W 307.00 feet, with the west line of said Lot 9R, Block 48, to the POINT OF BEGINNING. and containing 0.825 acres, more or less.

ZC-25-197            504 NW 25th Street            0.32 ac

**Zoning Change:**

From: "PD 1104" (PD/A-5) Planned Development for all uses in "A-5" One-Family plus four residential units on one lot; site plan approved.

To: "E" Neighborhood Commercial

**Description:**

M.G. Ellis Addition, Block 25, Lots 1 and 2

ZC-25-198            2517 – 2531 (odds) Hemphill Street            0.86 ac

**Zoning Change:**

To: Add a Conditional Use Permit (CUP) in "E" Neighborhood Commercial for a three-year term for five (5) Mobile Food Vendors, Potentially Hazardous, with development waivers for a location less than 50 feet from single family residential and without the consent of the adjacent owners; 32 Merchandise Vendors, Outdoor Amusement; and development waivers for 54 fewer parking spaces than required, two (2) detached signs less than 100 feet apart, an approximately 45% reduction in landscaping than required, gates located in the supplemental building setback, and an office use located in the supplemental building setback; site plan included

**Description:**

Winston Addition, Block 1, Lots 5,6,7,8 and 9

ZC-25-200        541 & 693 Avondale Haslet Road        36.924 ac

**Zoning Change:**

From: "MU-1" Low-Intensity Mixed Use and "UR" Urban Residential

To: "A-5" One-Family Residential

**Description:**

TRACT 1:

ZONE MU-1 TO A-5

BEING 30.218 ACRES OF LAND SITUATED IN THE MEP & P RR SURVEY, SURVEY NO. 13, ABSTRACT NO. 1129, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO BEATEN PATH DEVELOPMENT-NANCE RANCH, LLC BY DEED RECORDED IN COUNTY CLERKS FILE NO. D224232724, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NANCE RANCH LLC TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "RPLS 4818" FOUND FOR THE SOUTHWEST CORNER BLOCK 5, LOT 1X, LETARA PHASE 3 ADDITION, AN ADDITION TO THE CITY OF FORT WORTH AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D221328305 OF SAID OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS BEARS SOUTH 00°17'38" EAST, A DISTANCE OF 262.92 FEET;

THENCE SOUTH 89°48'51" WEST, A DISTANCE OF 1,304.33 FEET;

THENCE NORTH 00°19'41" WEST, A DISTANCE OF 997.38 FEET;  
THENCE NORTH 44°40'19" EAST, A DISTANCE OF 14.14 FEET;  
THENCE NORTH 89°40'19" EAST, A DISTANCE OF 1,294.93 FEET TO THE EAST LINE OF SAID  
NANCE RANCH LLC TRACT;  
THENCE SOUTH 00°17'38" EAST, WITH SAID EAST LINE, A DISTANCE OF 1,010.61 FEET TO  
THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 30.218 ACRES  
(1,316,315 SQ. FEET) OF LAND.

TRACT 2:  
ZONE UR TO A-5

BEING 6.725 ACRES OF LAND SITUATED IN THE MEP & P RR SURVEY, SURVEY NO. 13,  
ABSTRACT NO. 1129, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A  
PORTION OF THAT TRACT OF LAND DESCRIBED TO BEATEN PATH DEVELOPMENT-NANCE  
RANCH, LLC BY DEED RECORDED IN COUNTY CLERKS FILE NO. D224232724, OFFICIAL  
PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY  
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NANCE RANCH LLC TRACT, FROM  
WHICH A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "RPLS 4818" FOUND FOR THE  
SOUTHWEST CORNER BLOCK 5, LOT 1X, LETARA PHASE 3 ADDITION, AN ADDITION TO THE  
CITY OF FORT WORTH AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO.  
D221328305 OF SAID OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS BEARS  
SOUTH 00°17'38" EAST, A DISTANCE OF 262.92 FEET;

THENCE SOUTH 00°17'38" EAST, WITH SAID EAST LINE, A DISTANCE OF 340.85 FEET;  
THENCE WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 656.74 FEET;  
THENCE NORTH 50°48'27" WEST, A DISTANCE OF 533.89 FEET;  
THENCE NORTH 89°48'50" EAST, A DISTANCE OF 1,068.77 FEET TO THE POINT OF  
BEGINNING AND CONTAINING A CALCULATED AREA OF 6.725 ACRES (292,931 SQ. FEET),  
OF LAND.

ZC-25-201            14271 Old Denton Road            6.1 ac

Zoning Change:  
From: "A-43" One-Family Residential  
To: "I" Light Industrial

**Description:**

ADDRESS: 14395 DAY RD., OR 14271 OLD DENTON RD, FORT WORTH, TX

BEING PART OF THE RUFUS KING SURVEY, ABSTRACT NO. 905, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONTAINING A CALLED 146.232 ACRES, CONVEYED TO C.B. KENDALL, JR. AND WELLS STEPHENS BY DEED RECORDED IN VOLUME 902, PAGE 79, DEED RECORDS, DENTON COUNTY, TEXAS AND RECORDED IN VOLUME 6085, PAGE 645, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, ALL BEARINGS BEING CORRELATED TO THE NORTH LINE OF THE RUFUS KING SURVEY (NORTH 89 DEGREES 49 MINUTES 50 SECONDS EAST):

BEGINNING AT AN IRON PIN IN TARRANT COUNTY ROAD NO. 4048 FOR A CORNER, SAID CORNER BEING IN THE SOUTH LINE OF THE RUFUS KING SURVEY, SOUTH 89 DEGREES 01 MINUTE 30 SECONDS EAST A DISTANCE OF 1529.93 FEET FROM THE SOUTHWEST CORNER OF SAID KING SURVEY;

THENCE NORTH 0 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF 717.94 FEET TO AN IRON PIN FOR A CORNER, SAID CORNER BEING IN THE SOUTH LINE OF A 60 FOOT ROADWAY EASEMENT, ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF DAY ROAD;

THENCE SOUTH 89 DEGREES 57 MINUTES 30 SECONDS EAST, WITH THE SOUTH LINE OF SAID 60 FOOT ROADWAY EASEMENT, A DISTANCE OF 441.22 FEET TO AN IRON PIN FOR A CORNER, SAID CORNER BEING IN THE WEST LINE OF TARRANT COUNTY ROAD NO 4048, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DAY ROAD;

THENCE WITH TARRANT COUNTY ROAD NO 4048, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 0 DEGREES 11 MINUTES 30 SECONDS EAST (CALLED SOUTH 0 DEGREES 14 MINUTES EAST), A DISTANCE OF 419.2 FEET TO AN IRON PIN FOR A CORNER;

SOUTH 33 DEGREES 14 MINUTES 30 SECONDS WEST (CALLED SOUTH 33 DEGREES 11 MINUTES WEST), A DISTANCE OF 122.0 FEET TO AN IRON PIN FOR A CORNER;

SOUTH 61 DEGREES 43 MINUTES 30 SECONDS WEST (CALLED SOUTH 61 DEGREES 40 MINUTES WEST), A DISTANCE OF 367.66 FEET TO AN IRON PIN FOR A CORNER;

SOUTH 0 DEGREES 02 MINUTES 30 SECONDS WEST (CALLED SOUTH), A DISTANCE OF 23.0 FEET TO AN IRON PIN FOR A CORNER SAID CORNER BEIGN IN THE SOUTH LINE OF THE RUFUS KING SURVEY;

THENCE NORTH 89 DEGREES 01 MINUTES 30 SECONDS WEST (CALLED NORTH 89 DEGREES 04 MINUTES WEST), WITH TARRANT COUNTY ROAD NO. 4048 AND THE SOUTH LINE OF THE RUFUS KING SURVEY, A DISTANCE OF 52.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.1 ACRES OF LAND

ZC-25-202        2521 Race Street        0.40 ac

Zoning Change:

From: "D" High Density Multifamily

To:     "E" Neighborhood Commercial

Description:

Self, E A Addition, Block 1 Lot 7 and 8

ZC-25-203        2520 Hemphill Street        1.02 ac

Zoning Change:

From: "E" Neighborhood Commercial

To:     "PD/E" Planned Development for all uses in "E" Neighborhood Commercial excluding Convenience Store, Gasoline Sales, and Liquor or Package Store plus Automotive Repair Shop with repairs conducted adjoining a residential district boundary; site plan included.

Description:

Hunter Hemphill Addition, Block 1, Lot 1

ZC-25-204        519 E Butler Street /600 block E. Ripy Street        7.197 ac

Zoning Change:

From: "A-5" One-Family Residential

To:     "PD/CF" Planned Development for all uses in "CF" Community Facilities excluding government maintenance facility, ambulance dispatch station, blood bank, hospice, hospital, nursing home with full medical services, medical supplies/equipment sales or rental, golf course, golf

driving range, water supply treatment or storage facility, and parking area or garage storage commercial or auxiliary, with development standards for parking, fencing, retaining walls, and a monument sign in the required setbacks; site plan included.

**Description:**

Worth Heights Addition, Block10R, Lot 1

ZC-25-205      4500 & 8212 Anglin Circle      38.38 ac

**Zoning Change:**

From: "B" Two-Family Residential and "AG" Agricultural

To: "PD/I" Planned Development for all uses in "I" Light Industrial limited to data center, educational uses, governmental uses (excluding correctional facility and probation or parole office), health care facilities, recreational, religious uses, utilities, grocery store, office or retail sales general, with development standards to increase setback to 75 ft. adjacent to residential districts, increase the maximum building height to 70 feet for data center, building setback minimum of 300 feet from (8100 Anglin Drive); site plan waiver requested.

**Description:**

Karanges Tract – ID 07642652, Galyean Tracts – ID 00122513, 06986021, 07693184, 06986048, 07032455

**Tract 1**

BEING a 1.33 acre tract, and being all of Lot 1, Block 1, Bartolowits Subdivision, an Addition to the City of Fort Worth, as shown on the Map or Plat thereof recorded in Volume 388-93, Page 265, Deed Records of Tarrant County Texas, situated in Abstract 1375, Block 39, Shelby Cunty School Land Survey, Tarrant County, Texas, and said 1.33 acre tract being further described by metes and bunds as follows:

BEGINNING at a 1/2 Inch Iron Rod found for the Northeast corner, same being the Northeast corner of said Lot 1, Block 1;

THENCE S. 9°44'33" W. 92.22 feet with the West Right-of-Way line of Anglin Circle to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" set for a corner;

THENCE S.  $0^{\circ}00'01''$  W. 50.00 feet continuing with said Right-of-Way line to a 1/2 Inch Iron Rod found for the Southeast corner, same being the Southeast corner of said Lot 1, Block 1;

THENCE S.  $87^{\circ}12'07''$  W. 409.98 feet departing said Right-of-Way line to a 1/2 Inch Iron Pipe found for the Southwest corner;

THENCE N.  $0^{\circ}10'50''$  W. 139.95 feet to a 1/2 Inch Iron Rod with Cap found for the Northwest corner;

THENCE S.  $87^{\circ}10'50''$  E. 426.05 feet with the North line of said Lot 1, Block 1 to the POINT OF BEGINNING and containing 1.33 acres of land, more or less.

#### Tract 2

BEING a 37.05 acre tract, and being all of Lots 1 and 2, Block 1, Karanges Addition, an Addition to the City of Fort Worth, as shown on the map or plat thereof recorded in Cabinet A, Slide 2368, Plat Records of Tarrant County, Texas, situated in Abstract 1375, Block 39, Shelby Cunty School Land Survey, Tarrant County, Texas, and said 37.05 acre tract being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod found at the intersection of Anglin Circle and Anglin Drive for the Northeast corner, same being the Northeast corner of said Lot 1, Block 1;

THENCE S.  $0^{\circ}33'38''$  E. 1238.86 feet with the West Right-of-Way line of said Anglin Drive to a 1/2 Inch Iron Rod found for the Eastern most Southeast corner, same being the beginning of a curve to the right with a Chord Bearing and Distance of S.  $68^{\circ}31'34''$  W. 68.73 feet, and a Radius of 231.82 feet;

THENCE continuing with said curve to the right with a Chord Bearing and Distance of S.  $68^{\circ}31'34''$  W. 68.73 feet, a Radius of 231.82 feet, and an Arc Length of 68.99 feet to a 1/2 Inch Iron Pipe found for the Southern most Southeast corner;

THENCE S.  $89^{\circ}16'17''$  W. 1206.53 feet with the North Right-of-Way line of said Anglin Drive to a 1/2 Inch Iron Rod found in the East Right-of-Way line of Anglin Circle for the Southwest corner, same being the Southwest corner of said Lot 1;

THENCE N.  $1^{\circ}17'59''$  W. at 462.89 feet passed a 1/2 Inch Iron Rod found for the Southwest corner of said Lot 2, Block 1, and at 857.86 feet passed a 1/2 Inch Iron Rod

found for the Northwest corner of said Lot 2, Block 1, in all a total distance of 1016.60 feet with the West Right-of-Way line of said Anglin Circle to a 1/2 Inch Iron Rod found for the Southern most Northwest corner, same being the beginning of a curve to the right with a Chord Bearing and Distance of N. 39°35'20" E. 331.52 feet, and a Radius of 193.30 feet;

THENCE with said curve to the right with a Chord Bearing and Distance of N. 39°35'20" E. 331.52 feet, a Radius of 193.30 feet, and an Arc Length of 398.37 feet to a 1/2 Inch Iron Rod found for the Northern most Northwest corner;

THENCE N. 89°35'59" E. 1070.08 feet with the South Right-of-Way line of said Anglin Circle and the North line of said Lot 1 to the POINT OF BEGINNING and containing 37.05 acres of land, more or less.

### Tract 3

BEING a 0.058 acre tract, being part of that certain tract, as described in Instrument No. D195114065, Official Public Records of Tarrant County, Texas, situated in Abstract 1375, Block 39, Shelby Cunty School Land Survey, Tarrant County, Texas, and said 0.58 acre tract being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod with Cap set in the West Right-of-Way line of Anglin Circle for the South corner of this tract, from which a 1/2 Inch Iron Rod found for the Northeast corner of Lot 1, Block 1, Bartolowits Subdivision, an Addition to the City of Fort Worth, as shown on the Map or Plat thereof recorded in Volume 388-93, Page 265, Deed Records of Tarrant County Texas, bears S. 26°38'12" W. 50.40 feet;

THENCE N. 0°02'24" E. 75.79 feet to a 1/2 Inch Iron Rod with Cap set for the Northwest corner, same being the Southwest corner of a 1.78 acre tract, as described in Volume 13893, Page 404, Deed Records of Tarrant County, Texas;

THENCE N. 89°52'46" E 79.98 feet with the South line of said 1.78 acre tract to a 1/2 Inch Iron Rod with Cap set in the North Right-of-Way line of said Anglin Circle for the Northeast corner, from which the Southeast corner of said 1.78 acre tract bears N. 89°52'46" W. 96.93 feet;

THENCE with a curve to the left and the Northwest Right-of-Way line of said Anglin Circle with a Chord Bearing and Distance of S. 46°29'49" W. 110.34 feet, a Radius of

233.53 feet, and an Arc Length of 111.39 feet to the POINT OF BEGINNING and containing 0.058 acres of land, more or less.

Received on Tuesday, January 20, 2026, at 12:00 p.m.  
1/20/2026 CSO