



# NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

**Email:** [zoninglanduse@fortworthtexas.gov](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission  
c/o Development Services, City Hall  
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit [fortworthtexas.gov/calendar](http://fortworthtexas.gov/calendar) and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

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

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

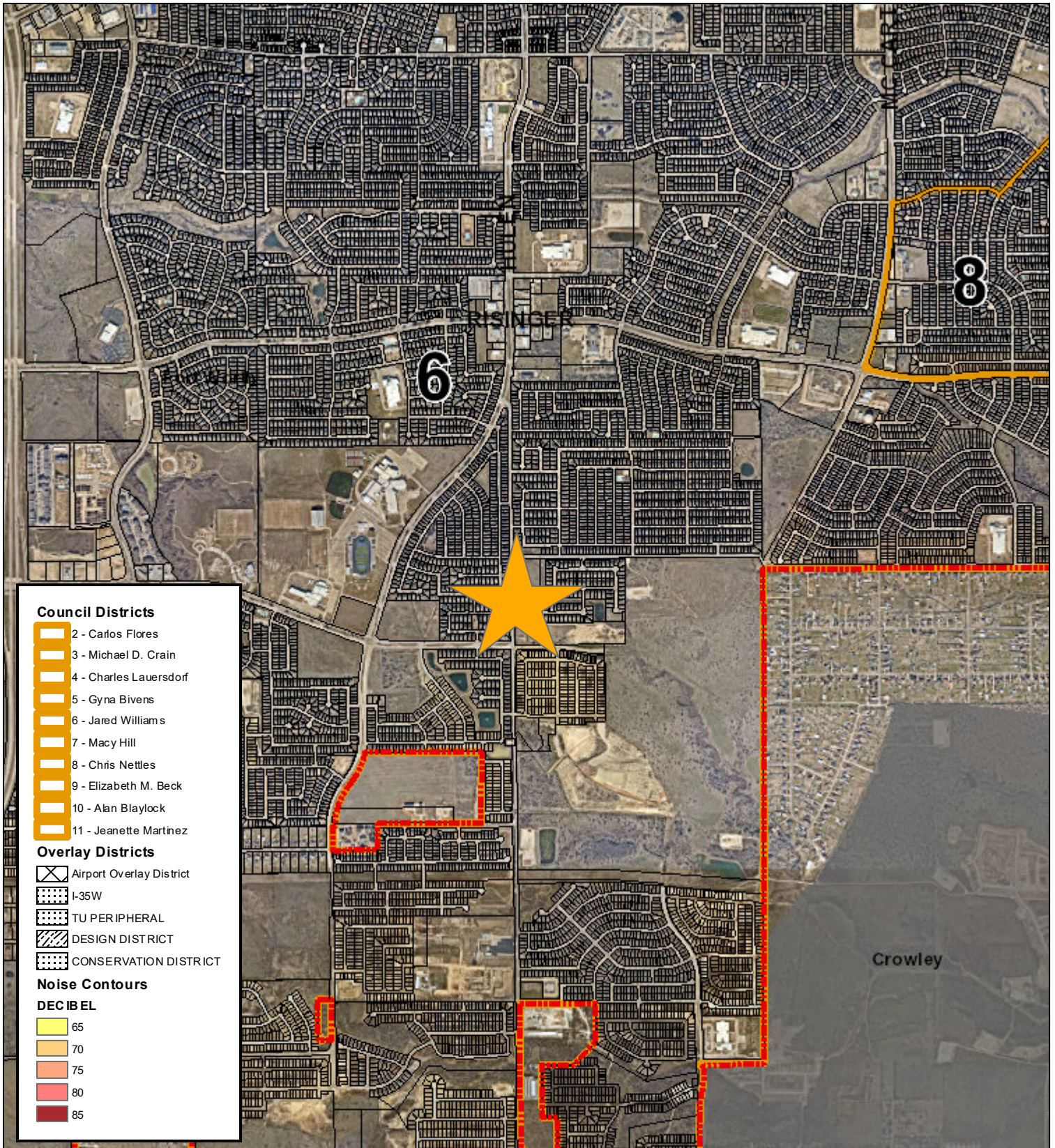
## Aerial Photo Map



0 165 330 660 Feet



### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Langersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

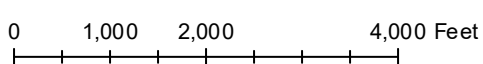
**Overlay Districts**

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

**Noise Contours**

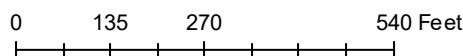
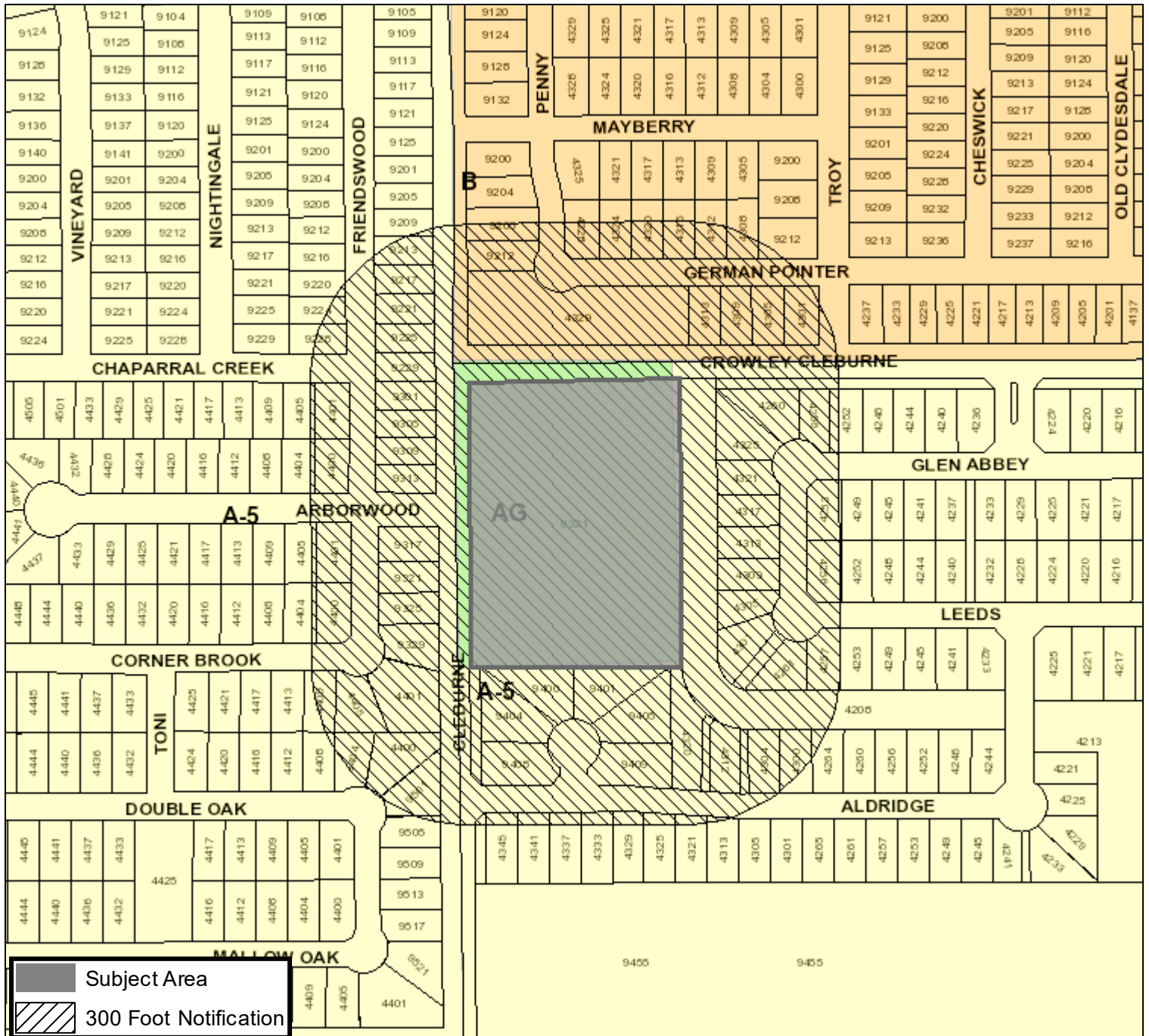
**DECIBEL**

- 65
- 70
- 75
- 80
- 85

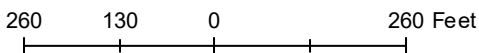
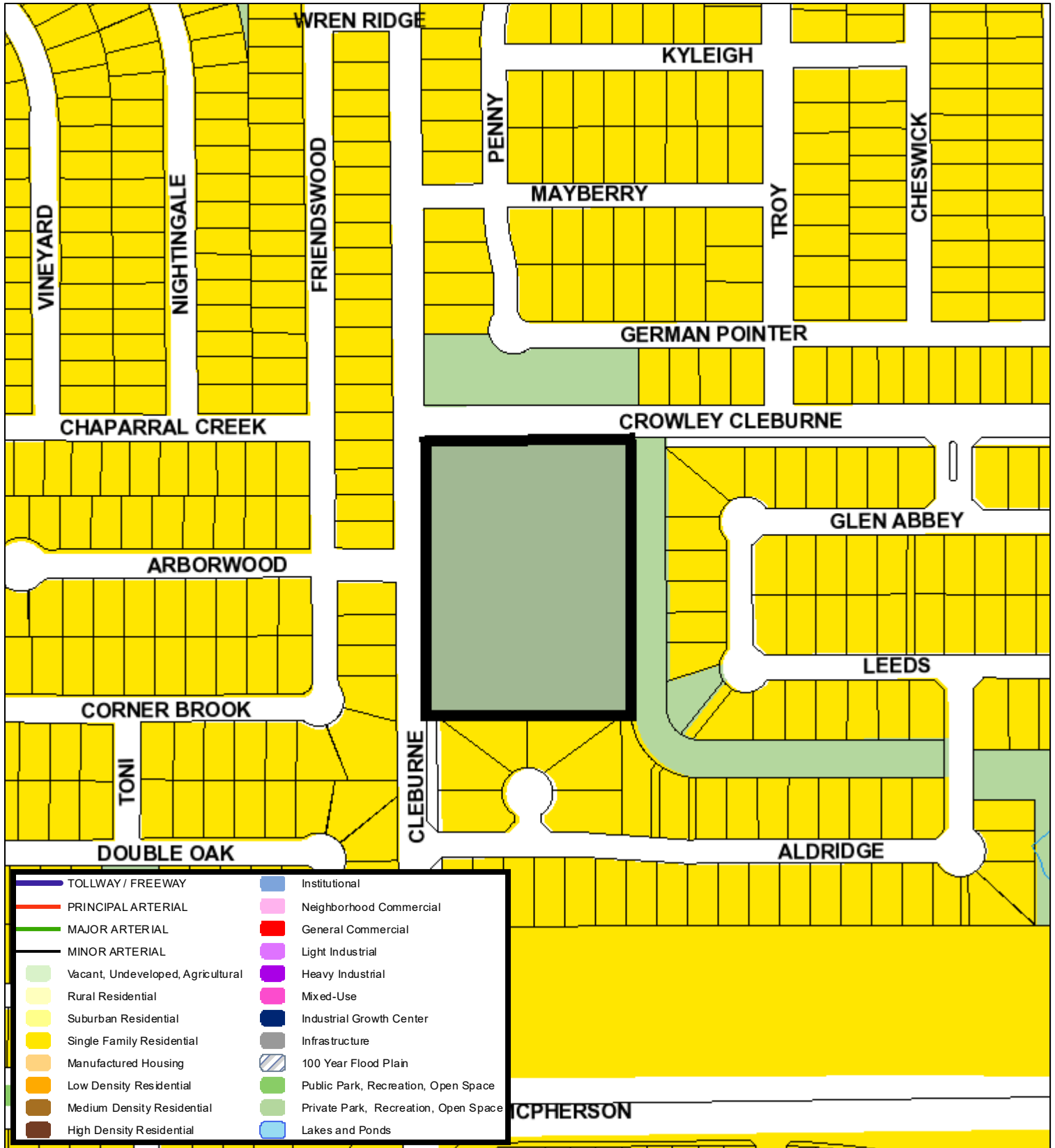


## Area Zoning Map

Applicant: Arlington Harris Road, Kimley-Horn and Associates  
 Address: 9300/9321 W. Cleburne Road  
 Zoning From: AG  
 Zoning To: null  
 Acres: 4.97200777  
 Mapsco: Text  
 Sector/District: Far\_South  
 Commission Date: 11/13/2024  
 Contact: 817-392-8043



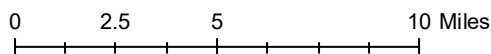
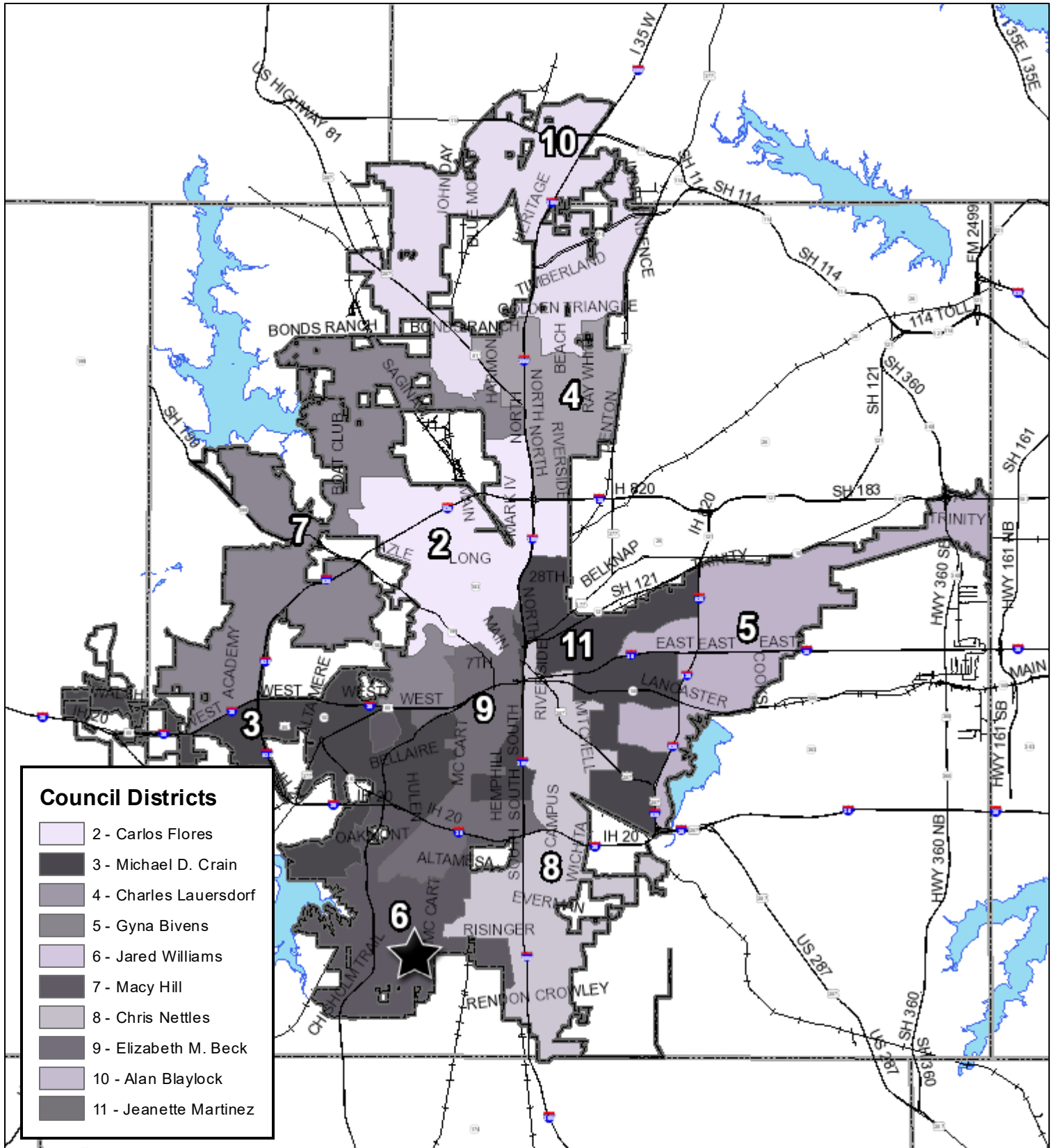
### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



### Location Map





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

PROPERTY OWNER Arlington Harris Road Minis, Ltd

Mailing Address 1903 N Peyco Drive City, State, Zip Arlington, TX 76001

Phone 817.467.0779 Email Oziel@reliablecommercial.com

APPLICANT \_\_\_\_\_

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

AGENT / OTHER CONTACT Kimley-Horn and Associates, Inc. c/o Brandon Middleton

Mailing Address 801 Cherry Street, Unit 11, Suite 1300 City, State, Zip Fort Worth, TX 76102

Phone 817.339.2275 Email brandon.middleton@kimley-horn.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): 9321 W Cleburne Road

Total Rezoning Acreage: 5.00  I certify that an exhibit map showing the entire area to be rezoned is attached.

*If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.*

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): \_\_\_\_\_

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: \_\_\_\_\_ acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

NO - NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 5.00 acres

### APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers) <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

### DEVELOPMENT INFORMATION

Current Zoning District(s): AG Proposed Zoning District(s): PD/E

Current Use of Property: Undeveloped, Vacant

Proposed Use of Property: Neighborhood Commercial Uses + Mini-warehouse (Tract 2 Only)

#### 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: PD/E

Land Uses Being Added or Removed: Added: Mini-warehouse use for Tract 2 Only

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

#### For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: \_\_\_\_\_

Additional Use Proposed with CUP: \_\_\_\_\_

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

- A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)





### DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The existing zoning of the site is "AG" Agricultural. The proposed base zoning of the property is "E" Neighborhood Commercial. The City's future land use map shows the land as vacant, undeveloped, agricultural. There are other properties zoned Neighborhood Commercial within the vicinity to the east and west. This proposed rezone is to both change the base zoning from "AG" to "E" as well as allow self storage (Mini-warehouse). Uses proposed to be removed from the base zoning can be seen listed below.

Proposed uses to be removed: (Open to City Staff feedback on these, if needed)

- Museum library or fine arts
- Ambulance Dispatch Station
- Hospital

Proposed uses to be added:

- Mini-warehouse (Tract 2 Only)

Zoning Change Request per Tract as shown below:

Tract 1: AG to "E" Neighborhood Commercial only

Tract 2: AG to PD/E for the mini warehouse

### ADDITIONAL QUESTIONS

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

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

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

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

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

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within 1/2 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)
  - N/A  A list of all waiver requests with specific ordinance references



**ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

**SIGN INSTALLATION AUTHORIZATION**

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

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

Owner's Name (Printed): Arlington Harris Road Minis, Ltd

**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) Kimley-Horn and Associates, Inc. c/o Brandon Middleton 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:  
5.00-Acre Tract within the Antonio Castillo Survey (9321 W Cleburne Rd) (CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

Charles Mike Long  
Owner's Name (Printed)



Applicant or Agent's Signature

Brandon Middleton  
Applicant or Agent's Name (Printed):





## 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.

N/A  **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:*

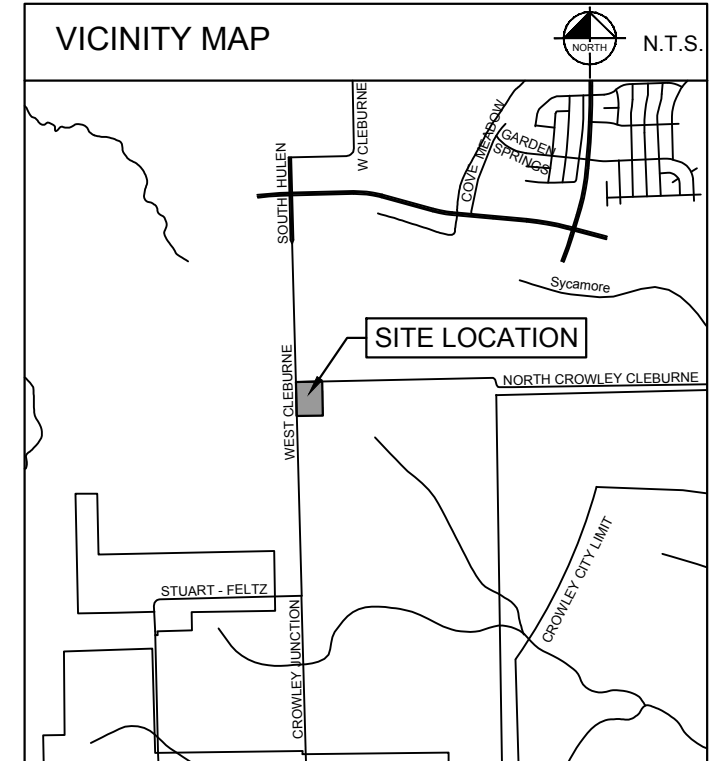
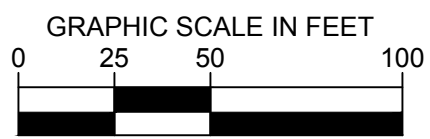
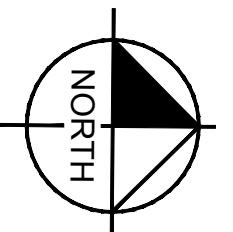
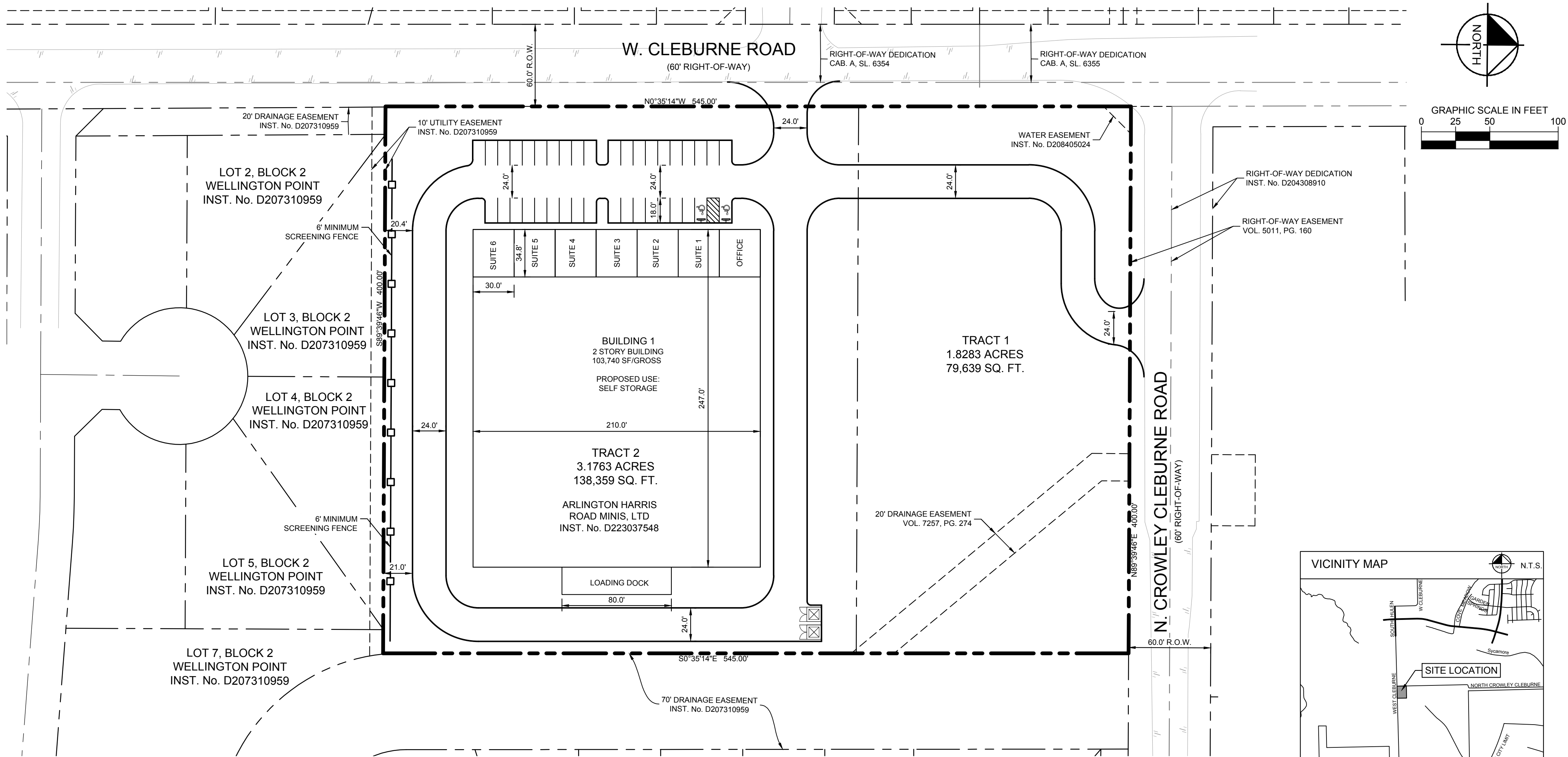
- This project will comply with [Section 6.301, Landscaping](#).
  - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)
- This project will comply with [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:*

N/A  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.**



**SITE PLAN NOTES**

- AREA LIGHTING:**
1. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- SIGNS:**
2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- LANDSCAPING:**
3. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
  4. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

**GENERAL NOTES:**

MINI-WAREHOUSE HOURS OF OPERATION: OFFICE HOURS OF THE MINI-WAREHOUSES SHALL BE TYPICALLY FROM 7:00 AM UNTIL 7:00 PM DAILY. ACCESS TO THE PROPERTY THROUGH THE ELECTRONICALLY CONTROLLED GATES SHALL HAVE 24 HOUR ACCESS AS PROVIDED IN THE MUNICIPAL CODE OF THE CITY OF FORT WORTH, TX. ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY CITY REQUIREMENTS.

RESTRICTED BUILDING MATERIALS:  
NO VISIBLE PORTION OF ANY BUILDING SHALL INCLUDE THE USE OF FLAT CINDERBLOCK, ONLY EARTH TONE COLORS SHALL BE USED FOR THE BASE COLORS AND ACCENT/BRANDING VISIBLE FOR ANY USE OTHER THAN ROOFING WHEN FACING AND ADJOINING RESIDENTIAL ZONED DISTRICT. FACADES, PARAPETS, AND EXTERNALLY VISIBLE WALLS ARE TO BE OF MASONRY OR E.I.F.S. EXTERIOR FINISHES ONLY.

PARKING RATIO (FROM ZONING ORDINANCE)	PARKING TABLE:	
	MINI-WAREHOUSE	MINIMUM 4 SPACES
	COMMERCIAL	1 SPACE/250 SF
OFFICE	2.5 SPACE/1000 SF	
REQUIRED PARKING 1050 SF OF OFFICE, 4 SPACES FOR MINI-WAREHOUSE, AND 6300 SF COMMERCIAL		33 SPACES
PROVIDED PARKING		38 SPACES
ACCESSIBLE PARKING REQUIRED		2 SPACES
ACCESSIBLE PARKING PROVIDED		2 SPACES

BLDG. 1 SF TABLE:	
AREA:	SF:
OFFICE	2,100
SUITES	12,600
MINI-WAREHOUSE	89,040
TOTAL:	103,740 GROSS SF

SITE SUMMARY TABLE	
EXISTING ZONING:	"AG" - AGRICULTURAL
PROPOSED USE:	NEIGHBORHOOD COMMERCIAL & SELF STORAGE
LOT AREA:	5.0045 AC / 217,997 SF



801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, TX 76102  
817-335-6511  
State of Texas Registration No. F-928

**OWNER:**  
ARLINGTON HARRIS ROAD MINIS LTD  
1903 PEYCO DRIVE N  
ARLINGTON, TX 76001  
CONTACT: OZIEL VIGIL

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11, # 1300  
FORT WORTH, TEXAS 76102  
PHONE: 817-335-6511  
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11, # 1300  
FORT WORTH, TEXAS 76102  
PHONE: 817-335-6511  
CONTACT: BRANDON MIDDLETON, P.E.  
TEXAS REGISTERED ENGINEERING FIRM F-928

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

**RELIABLE - CLEBURNE ROAD**  
**CONCEPT SITE PLAN FOR PD**  
FORT WORTH ZONING CASE #: ZC-XX-XX  
ANTONIO CASTILLO SURVEY,  
ABSTRACT NO. 272  
5.005 ACRES  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS  
OCTOBER 7, 2024

**LEGAL DESCRIPTION**

1.8283 ACRES & 3.1763 ACRES

TRACT 1

**BEING** a 1.8283 acre (79,639 square foot) tract of land situated in the Antonio Castillo Survey, Abstract No. 272, City of Fort Worth, Tarrant County, Texas; said tract being a portion of a tract of land described in General Warranty Deed to Arlington Harris Minis, LTD recorded in Instrument Number D223037548, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said tract being more particularly described as follows:

**BEGINNING** at a point for corner in at the intersection of the south right-of-way line of N. Crowley Cleburne Road (a 60' right-of-way) and the east right-of-way line of W. Cleburne Road (a 60' right-of-way), said point being the northwest corner of said Arlington Harris Minis, LTD tract;

**THENCE** North 89°39'46" East, along the said south right-of-way line of N. Crowley Cleburne Road, a distance of 400.00 feet to a point for corner;

**THENCE** South 00°35'14" East departing the said south right-of-way line of N. Crowley Cleburne Road, a distance of 199.10 feet to a point for corner;

**THENCE** South 89°39'46" West, a distance of 400.00 feet to a point for corner in the said east right-of-way line of W. Cleburne Road;

**THENCE** North 00°35'14" West, along the said east right-of-way line of W. Cleburne Road, a distance of 199.10 feet to the **POINT OF BEGINNING** and containing 79,639 square feet or 1.8283 acres of land, more or less.

TRACT 2

**BEING** a 3.1763 acre (138,359 square foot) tract of land situated in the Antonio Castillo Survey, Abstract No. 272, City of Fort Worth, Tarrant County, Texas; said tract being a portion of a tract of land described in General Warranty Deed to Arlington Harris Minis, LTD recorded in Instrument Number D223037548, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said tract being more particularly described as follows:

**COMMENCING** at a point for corner in the south right-of-way line of N. Crowley Cleburne Road (a 60' right-of-way), said point being the northeast corner of said Arlington Harris Minis, LTD tract and the northwest corner of Block 3, Wellington Point, an addition to the City of Fort Worth according to the plat recorded in Instrument Number D207310959, O.P.R.T.C.T.;

**THENCE** South 00°35'14" East, departing the said south right-of-way line of N. Crowley Cleburne Road and along the west line of said Block 3, a distance of 199.10 feet to the **POINT OF BEGINNING**;

**THENCE** South 00°35'14" East, continuing along the said west line of Block 3, a distance of 345.90 feet to a point for corner, said point being the southeast corner of said Arlington Harris Minis, LTD tract and the northeast corner Lot 7, Block 2 of said Wellington Point;

**THENCE** South 89°39'46" West, along the north line of said Block 2, a distance of 400.00 feet to a point for corner in the east right-of-way line of W. Cleburne Road (a 60' right-of-way), said point being the southwest corner of said Arlington Harris Minis, LTD tract and the northwest corner of HOA Lot B of said Block 2, Wellington Point;

**THENCE** North 00°35'14" West, along the said east right-of-way line of W. Cleburne Road, a distance of 345.90 feet to a point for corner;

**THENCE** North 89°39'46" East, departing the said east right-of-way line of W. Cleburne Road, a distance of 400.00 feet to the **POINT OF BEGINNING** and containing 138,359 square feet or 3.1763 acres of land, more or less.

NOTES

Bearing system based on a bearing of North 00°35'14" West for the west line of Arlington Harris Road Minis LTD tract. A metes and bounds description of even survey date herewith accompanies this survey plat. This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com

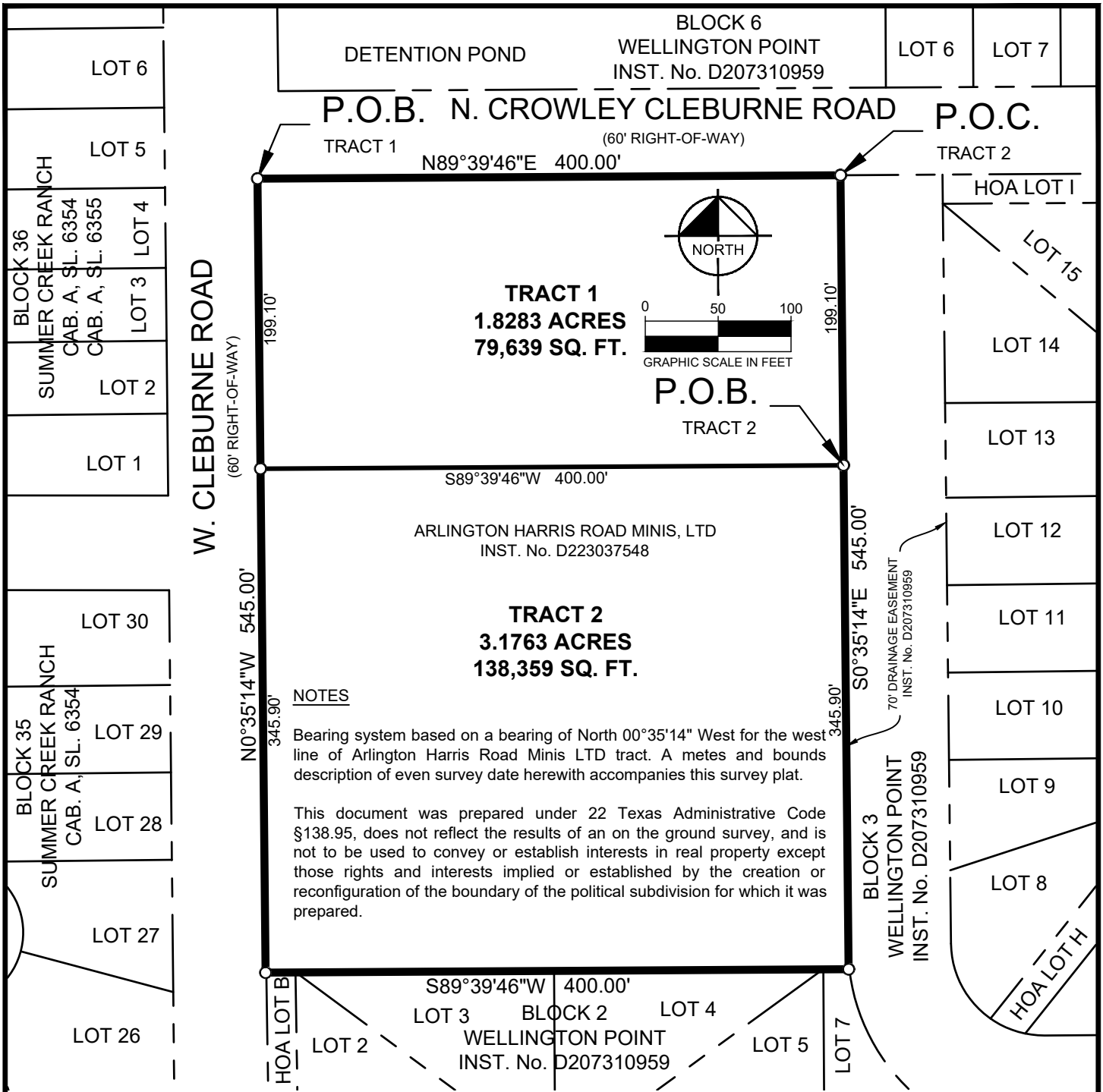


ZONING EXHIBIT  
ANTONIO CASTILLO SURVEY,  
ABSTRACT No. 272  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

**Kimley»»Horn**

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SCR	MCB	10/7/2024	061290720	1 OF 2



**LEGEND**

P.O.B. = POINT OF BEGINNING

*(Signature)*  
**MICHAEL C. BILLINGSLEY**  
 REGISTERED PROFESSIONAL  
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**ZONING EXHIBIT**  
**ANTONIO CASTILLO SURVEY,**  
**ABSTRACT No. 272**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SCR	MCB	10/7/2024	061290720	2 OF 2