



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

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
200 Texas St, Fort Worth, TX 76102

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

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

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

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

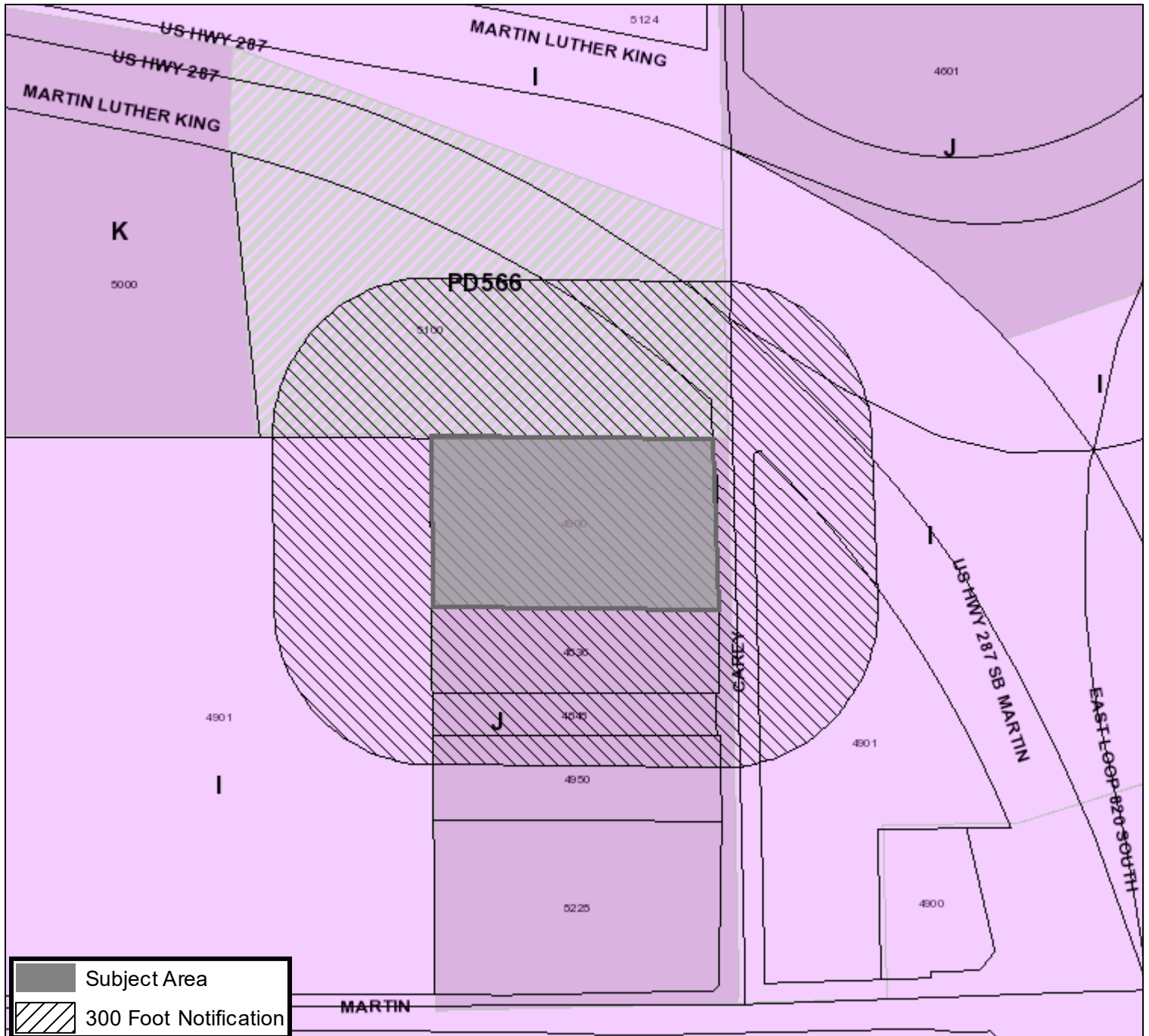
Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



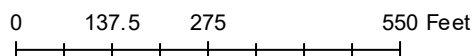
ZC-23-165

Area Zoning Map

Applicant: 4900 Carey LLC by Mike Bell
Address: 4900 Carey Street
Zoning From: J
Zoning To: Add Conditional Use Permit for semi truck and trailer parking
Acres: 3.982042
Mapsc0: Text
Sector/District: Southeast
Commission Date: 5/8/2024
Contact: 817-392-8190



	Subject Area
	300 Foot Notification



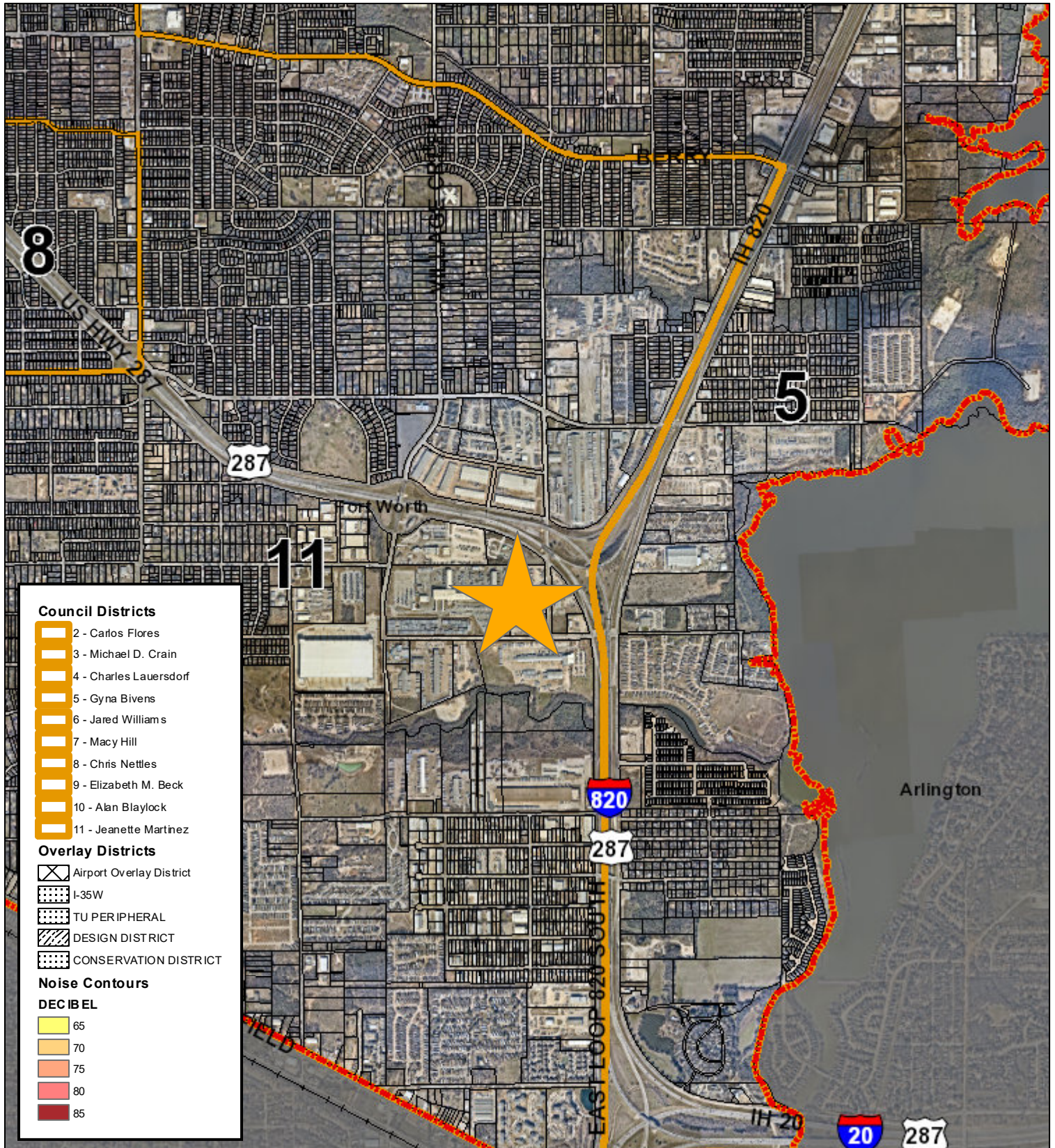
Aerial Photo Map



0 165 330 660 Feet



Area Map



Council Districts

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

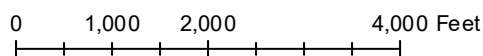
Overlay Districts

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

Noise Contours

DECIBEL

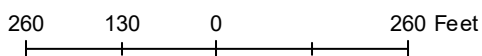
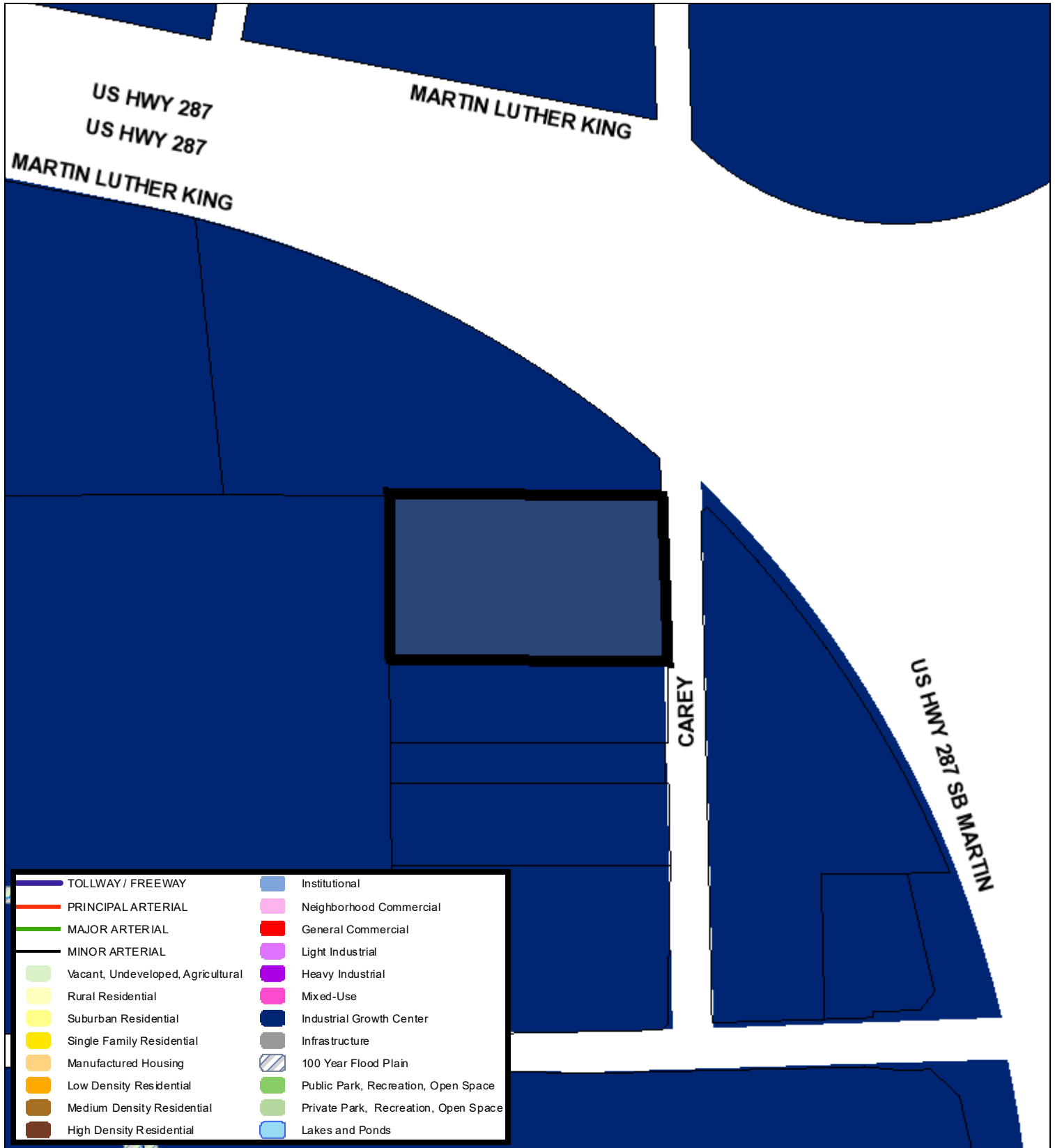
- 65
- 70
- 75
- 80
- 85





ZC-23-165

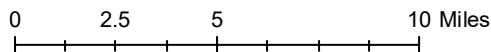
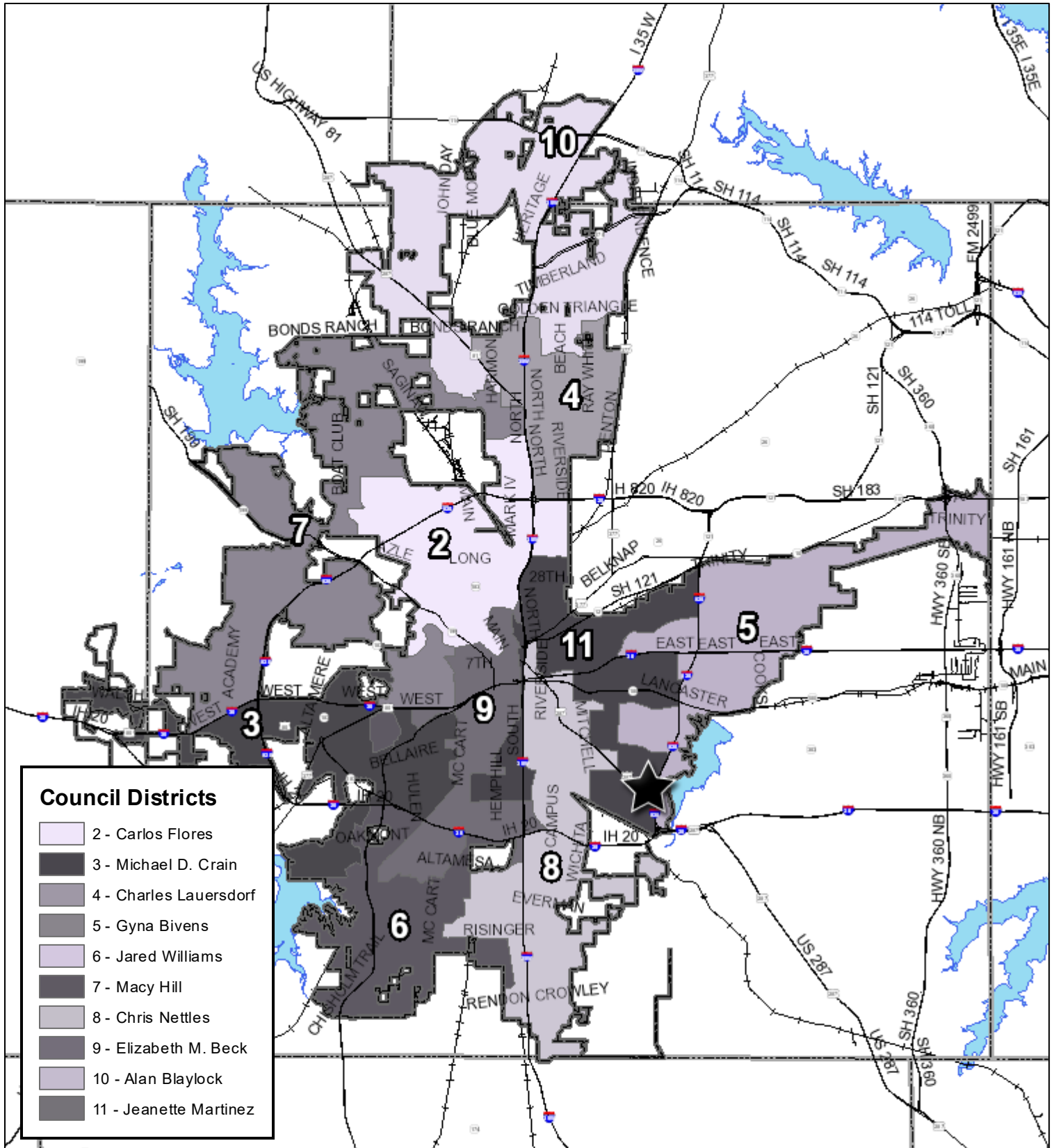
Future Land Use



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 4900 CAREY, LLC

Mailing Address 8350 N CENTRAL EXPWY, STE 1900 City, State, Zip DALLAS, TX 75206

Phone 9726199903 Email RON@FFREALESTATE.NET

APPLICANT RONALD ROHDE

Mailing Address 8350 N CENTRAL EXPWY, STE 1900 City, State, Zip DALLAS, TX 75206

Phone 972-619-9903 Email INFO@RONALDROHDELAW.COM

AGENT / OTHER CONTACT MIKE BELL

Mailing Address 8350 N CENTRAL EXPWY, STE 1900 City, State, Zip DALLAS, TX 75206

Phone 619-818-8000 Email MIKE@FFREALESTATE.NET

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): 4900 CAREY ST, FORT WORTH, DALLAS, TX 76119

Total Rezoning Acreage: 3.9850 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: 3.9850 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 checked="" type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): J Proposed Zoning District(s): CUP

Current Use of Property: PARKING SITE

Proposed Use of Property: TRUCK PARKING OUTDOOR STORAGE

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

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

Site Plan Included (completed site plan is attached to this application)

Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: J

Additional Use Proposed with CUP: TRUCK PARKING OUTDOOR STORAGE

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.

OUTDOOR TRUCK PARKING SITE SEEKING CONDITIONAL USE PERMIT TO RATIFY THE EXISTING USE.

ADDITIONAL QUESTIONS

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

CASE: 23-657786

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

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

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

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

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

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

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

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

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

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

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

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

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

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

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

SIGN INSTALLATION AUTHORIZATION

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

Owner's Signature (of the above referenced property) 

Owner's Name (Printed): RONALD RONDE 4900 CAREY, LLC

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

Owner's Signature (of the above referenced property)

Applicant or Agent's Signature

Owner's Name (Printed)

Applicant or Agent's Name (Printed):



A 3.9999 acre tract out of the J. W. HAYNES SURVEY, Abstract No. 767, Tarrant County, Texas, being a portion of that tract conveyed to Charles W. Lawhon by General Warranty Deed recorded under Clerk's File No. D216203723. Real Property Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of Lot 2R, Block 2, Southeast Service Center, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3343, Plat Records, Tarrant County, Texas, in the west right-of-way line of Carey Street, a public street with a variable width, from which a found 5/8 inch steel rod bears South 52 degrees West. 0.12 feet:

THENCE South 00 degrees 26 minutes 22 seconds East along the east line of said Lawhon Tract and the west right-of-way line of said Corey Street, 66.07 feet to a found 5/8 inch steel rod;

THENCE North 89 degrees 33 minutes 38 seconds East along the east line of said Lawhon Tract and the west right-of-way line of said Corey Street, 8.35 feet to a found 5/8 inch steel rod;

THENCE South 00 degrees 32 minutes 18 seconds East along the east line of said Lawhon Tract and the west right-of-way line of said Carey Street, 256.53 feet to a set 1/2 inch steel rod at the northeast corner of Lot 5, Block 1, Lake Arlington Business Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the amended plat recorded under Clerk's File No. D210281018, of said Real Property Records;

THENCE North 89 degrees 21 minutes 27 seconds West along the north line of said Lot 5, Block 1, 542.20 feet to a found 1/2 inch steel rod at the northwest corner thereof, and in the east line of Lot 1, Block 1, Lake Arlington Business Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 728, of said Plat Records;

THENCE North 00 degrees 32 minutes 00 seconds West along the east line of said Lot 1, Block 1, 322.44 feet to the northeast corner thereof, and in the south line of said Lot 2R, Block 2, Southeast Service Center, from which a found 5/8 inch steel rod bears South 11 degrees East, 0.13 feet;

THENCE South 89 degrees 21 minutes 27 seconds East along the south line of said Lot 2R, Block 2, 533.93 feet to the Point of Beginning, and containing 3.9999 acres (174,236 square feet) of land, more or less.

EXHIBIT "A"

1. Lease agreement and all terms, conditions and provisions thereof, evidenced by the instrument recorded in/ under County Clerk's File No. D222123505 of the Official Public Records of Tarrant County, Texas.
2. Easement, Right of Way and/or Agreement by and between W & Y Inc. and Texas Electric Service Company, by instrument filed July 12, 1978, recorded in/under Volume 6524, Page 855 of the Official Public Records, Tarrant County, Texas, and as shown on survey dated April 7, 2023 prepared by John A. Grant, III. R.P.L.S. No. 4151.
3. All terms, conditions, and provisions of that certain Boundary Line Agreement, recorded in/under Volume 5839, Page 53 of the Official Public Records of Tarrant County, Texas, and as noted on survey dated April 7, 2023 prepared by John A. Grant, III. R.P.L.S. No. 4151.
4. All terms, conditions, and provisions of that certain Reciprocal Easement Agreement for Utilities, recorded in/ under County Clerk's File No. D209223147 of the Official Public Records of Tarrant County, Texas, and as shown on survey dated April 7, 2023 prepared by John A. Grant, III. R.P.L.S. No. 4151.
5. All terms, conditions, and provisions of that certain Right-of-Way Agreement, recorded in/under County Clerk's File No. D210022517 of the Official Public Records of Tarrant County, Texas, and as shown on survey dated April 7, 2023 prepared by John A. Grant, III. R.P.L.S. No. 4151.
6. All terms, conditions, and provisions of that certain Right-of-Way Agreement, recorded in/under County Clerk's File No. D210022518 of the Official Public Records of Tarrant County, Texas, and as shown on survey dated April 7, 2023 prepared by John A. Grant, III. R.P.L.S. No. 4151.
7. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same of all which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under County Clerk's File No. D215115808 of the Official Public Records of Tarrant County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same of all which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under County Clerk's File No. D211162474 of the Official Public Records of Tarrant County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Oil, gas and mineral lease recorded February 3, 2006, recorded in/under County Clerk's File No. D206033402 of the Official Public Records of Tarrant County, Texas in favor of Marshall R. Young Oil Co. (Title to said lease not checked subsequent to its date of execution.)
10. As affected by instrument filed September 22, 2009 and recorded in/under County Clerk's File No. D209253165 of the Official Public Records of Tarrant County, Texas.
11. Surface rights waived by instrument recorded in/under County Clerk's File No. D207235873 of the Official Public Records of Tarrant County, Texas.
12. Surface rights waived by instrument recorded in/under County Clerk's File No. D207236608 of the Official Public Records of Tarrant County, Texas.
13. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed on Exhibit B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
14. Any rights, easements, interests or claims which may exist by reason of the following matters, as reflected on survey drawing made by John A. Grant, III, R.P.L.S. No. 4151, dated April 7, 2023 in Job No. 12661-23:
 - (i) Power poles and electric lines;
 - (ii) Fencing does not follow property lines.

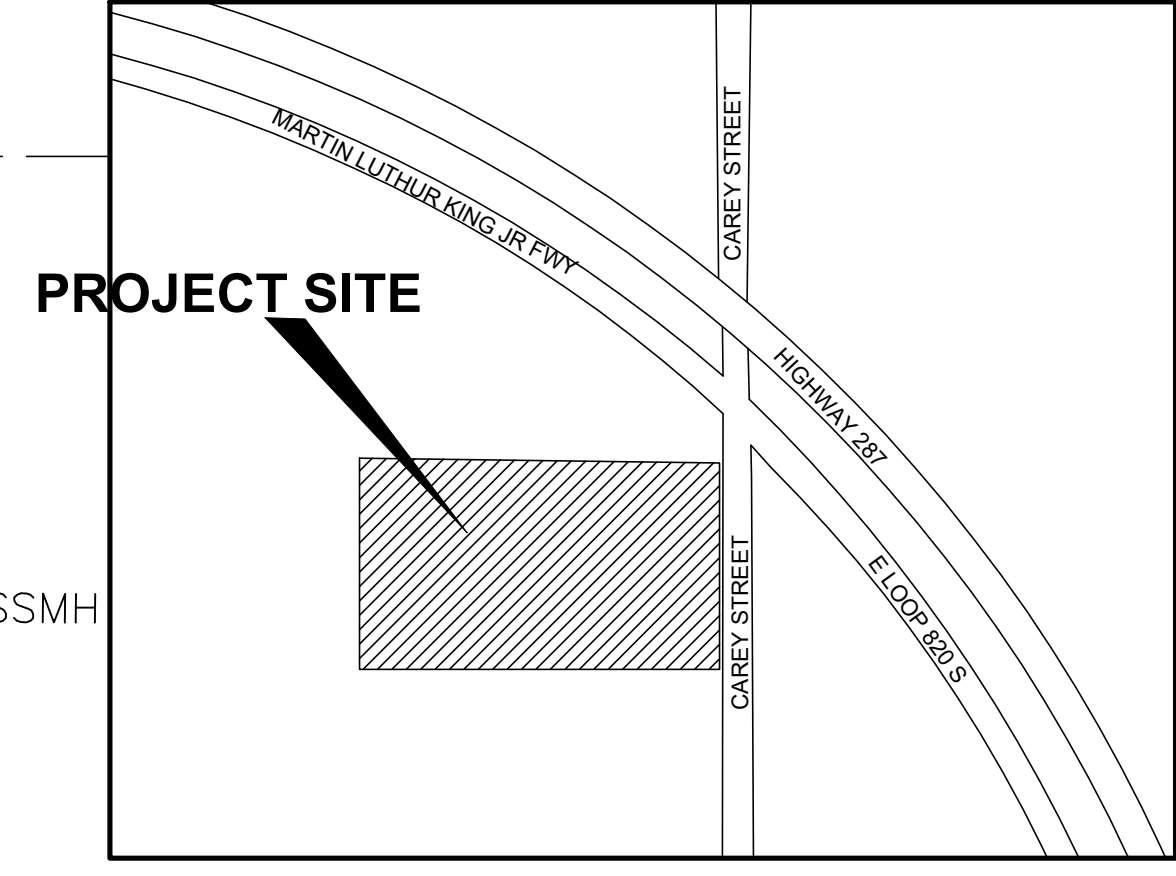
SOUTHEAST SERVICE CENTER

CABINET A, SLIDE 3343

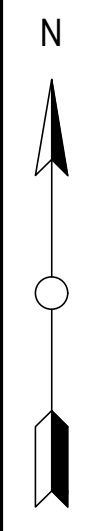
LOT 2R BLOCK 2

NORTH LOT LINE - 533.93' PD, PLANNED DEVELOPMENT

PROJECT SITE



VICINITY MAP
NTS



No.	Revision/Issue	Date
1	ISSUED FOR PERMIT	04/04/24
2	ISSUED FOR PERMIT	04/24/24
3	ISSUED FOR PERMIT	06/07/24
4	ISSUED FOR PERMIT	06/17/24

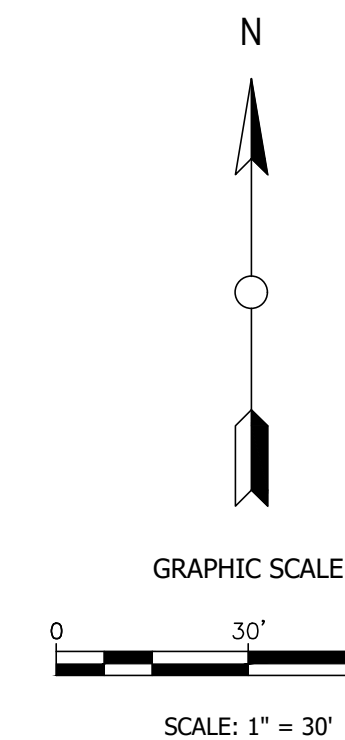
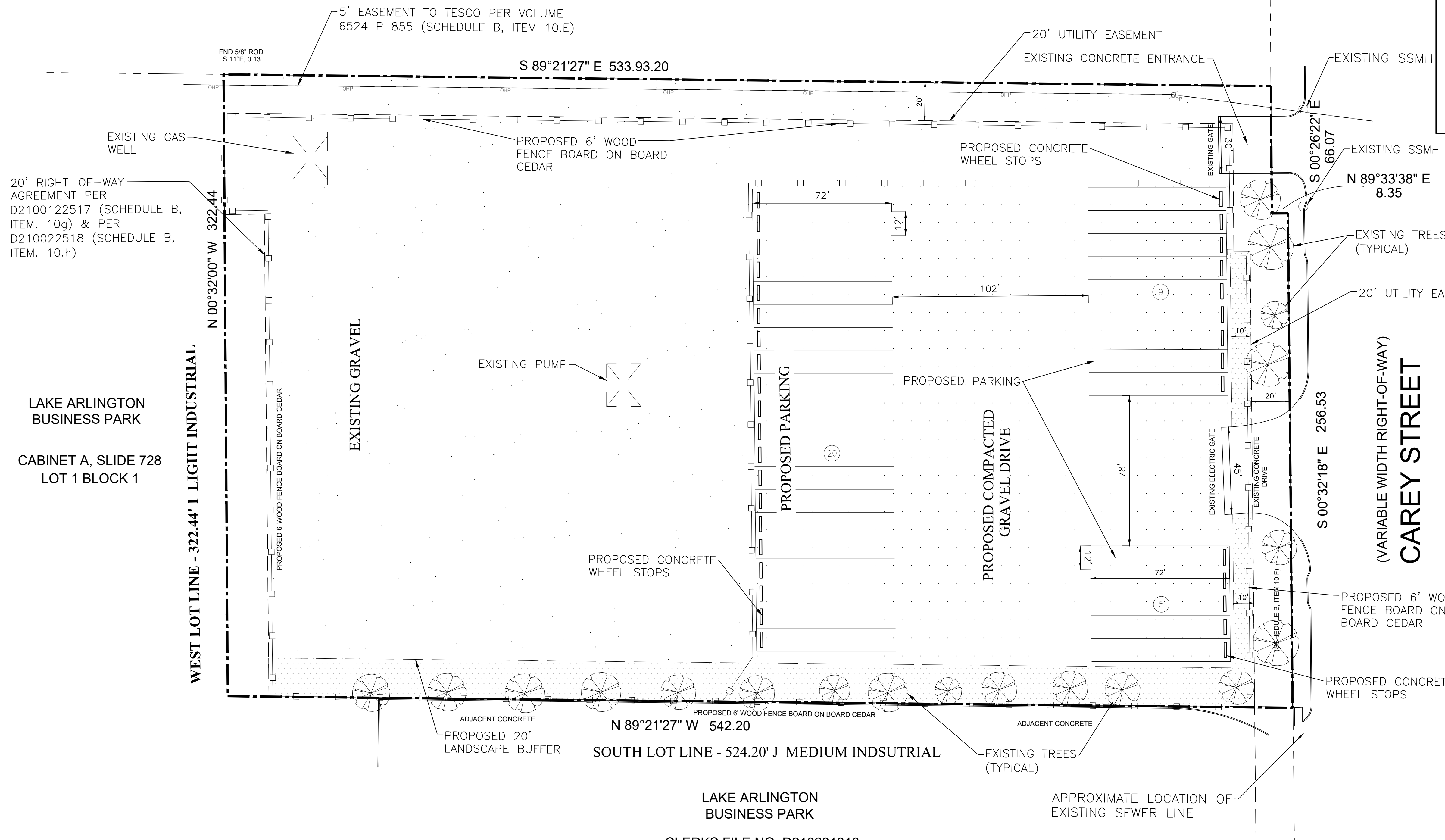
CLIENT ADDRESS
 FF REAL ESTATE
 4900 CAREY STREET
 FORT WORTH, TX 76062
 CONTACT: MICHAEL BELL
 PH: 817-818-8000
 FAX: MBE@FFREALESTATE.NET

FIRM NAME AND ADDRESS
D H R
ENGINEERING, INC.
 Civil Engineers
 511 E JOHN CARPENTER Fwy, SUITE 500
 IRVING, TEXAS 76062
 TEL: (972) 717-0000 FAX: (972) 717-0111
 TBPE No. : F-9184

4900 CAREY STREET
 FW CAREY ST. PARKWAY PERMIT
 CITY OF FORT WORTH, TARRANT COUNTY, TX
SITE PLAN

STATE OF TEXAS
 DAVID H. RECHT
 91962
 LICENSED PROFESSIONAL ENGINEER
 June 17, 2024
David H. Recht

CHECKED BY
 DR
 DHR JOB No.
 23405
 ISSUE DATE: 6/7/2024
 SHEET
C-1.0



LEGEND

	EXISTING GRAVEL DRIVE
	PROPERTY BOUNDARY
	PROPOSED LANDSCAPE
	PROPOSED GRAVEL DRIVE

TRUCK AND TRAILER PARKING
 34- 72' X12' GRAVEL PARKING SPACES

EAST LOT LINE - 256.53' LIGHT INDUSTRIAL

CAREY STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

SOUTH LOT LINE - 524.20' J MEDIUM INDUSTRIAL

CLERKS FILE NO. D210281018

ZONING CASE# = ZC-23-165

NO IN-OPERABLE OR UN-REGISTERED VEHICLES, PERSONAL RECREATIONAL VEHICLES, OR CAMPERS ARE ALLOWED.

4900 CAREY STREET SITE SUMMARY TABLE

GENERAL SITE DATA	
LOT AREA	174,045 S.F. (4.00 Ac.)
ZONING	CUP
USE	MEDIUM INDUSTRIAL
4% LANDSCAPE AREA	6,962 S.F.

CUP REQUEST:
TRUCK PARKING
OUTDOOR STORAGE

4900 CAREY ST, FORT WORTH 76106 HYNES, JOHN W SURVEY ABSTRACT 767 TRACT 1B02 CITY OF FORT WORTH TARRANT COUNTY, TEXAS 4.00 ACRES (174,040 S.F.)

PROJECT: 4900 CAREY ST
ZONING : J-MEDIUM INDUSTRIAL
DATE OF PREPARATION: 02/02/2024
ENGINEER: DAVID.H RECHT, P.E

OWNER INFORMATION
 4900 CAREY LLC
 C/O RON ROHDE
 619-818-8000
 4900 CAREY STREET
 FORT WORTH, TEXAS 75062

SIGNATURE - DIRECTOR OF DEVELOPMENT SERVICES _____ DATES _____

THIS PROJECT WILL COMPLY AND CONFORM TO THE FOLLOWING: SECTION 6.301 LANDSCAPING, SECTION 6.302 URBAN FORESTRY, ARTICLE 4 SIGNS AND ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

LEGAL DESCRIPTION

A 3.9999 acre tract out of the J. W. HAYNES SURVEY, Abstract No. 767, Tarrant County, Texas, being a portion of that tract conveyed to Charles W. Lawhon by General Warranty Deed recorded under Clerk's File No. D216203723, Real Property Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of Lot 2R, Block 2, Southeast Service Center, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3343, Plat Records, Tarrant County, Texas, in the west right-of-way line of Carey Street, a public street with a variable width, from which a found 5/8 inch steel rod bears South 52 degrees West, 0.12 feet;

THENCE South 00 degrees 26 minutes 22 seconds East along the east line of said Lawhon Tract and the west right-of-way line of said Carey Street, 66.07 feet to a found 5/8 inch steel rod;

THENCE North 89 degrees 33 minutes 38 seconds East along the east line of said Lawhon Tract and the west right-of-way line of said Carey Street, 8.35 feet to a found 5/8 inch steel rod;

THENCE South 00 degrees 32 minutes 18 seconds East along the east line of said Lawhon Tract and the west right-of-way line of said Carey Street, 256.53 feet to a set 1/2 inch steel rod at the northeast corner of Lot 5, Block 1, Lake Arlington Business Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the amended plat recorded under Clerk's File No. D210281018, of said Real Property Records;

THENCE North 89 degrees 21 minutes 27 seconds West along the north line of said Lot 5, Block 1, 542.20 feet to a found 1/2 inch steel rod at the northwest corner thereof, and in the east line of Lot 1, Block 1, Lake Arlington Business Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 728, of said Plat Records;

THENCE North 00 degrees 32 minutes 00 seconds West along the east line of said Lot 1, Block 1, 322.44 feet to the northeast corner thereof, and in the south line of said Lot 2R, Block 2, Southeast Service Center, from which a found 5/8 inch steel rod bears South 11 degrees East, 0.13 feet;

THENCE South 89 degrees 21 minutes 27 seconds East along the south line of said Lot 2R, Block 2, 533.93 feet to the Point of Beginning, and containing 3.9999 acres (174,236 square feet) of land, more or less.

Street Address: 4900 Carey Street Fort Worth, Texas 76119

4900 CAREY ST, FORT WORTH 76106 HYNES, JOHN W SURVEY ABSTRACT 767 TRACT 1B02 CITY OF FORT WORTH TARRANT COUNTY, TEXAS
4.00 ACRES (174,040 S.F)

PROJECT: 4900 CAREY ST

ZONING : J-MEDIUM INDUSTRIAL

DATE OF PREPARATION: 02/02/2024

ENGINEER: DAVID.H RECHT, P.E

ZONING CASE# = ZC-23-165

SIGNATURE - DIRECTOR OF DEVELOPMENT SERVICES _____

DATES _____

THIS PROJECT WILL COMPLY AND CONFORM TO THE FOLLOWING: SECTION 6.301 LANDSCAPING, SECTION 6.302 URBAN FORESTRY, ARTICLE 4 SIGNS AND ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

4900 CAREY STREET SITE SUMMARY TABLE	
GENERAL SITE DATA	
LOT AREA	174,045 S.F. (4.00 Ac.)
ZONING	CUP
USE	MEDIUM INDUSTRIAL

No.	Revision/Issue	Date
1	ISSUED FOR PERMIT	02/23/24

CLIENT ADDRESS
FF REAL ESTATE
4900 CAREY STREET
FORT WORTH, TX 76162
CONTACT: MICHAEL BELL
PA: 817.818.8000
FAX: MMB@FFREALESTATE.NET

FRM NAME AND ADDRESS
D H R
ENGINEERING, INC.
Civil Engineers
511 E JOHN CARPENTER FRY, SUITE 500
IRVING, TEXAS 75062
TEL (972) 717-0000 FAX (972) 717-0111
TBPE No. : F-9184

4900 CAREY STREET
FW CAREY ST. PARKWAY PERMIT
CITY OF FORT WORTH, TARRANT COUNTY, TX
LEGAL DESCRIPTION


June 17, 2024
David H. Recht

CHECKED BY
DR
DHR JOB No.
23405
ISSUE DATE: 6/7/2024
SHEET
C-1.1