



# Neighborhood Notification

**Case Number: ZC-25-181**

**Council District: 11 – Jeanette Martinez**

## ZONING CHANGE REQUEST

**Owner/Applicant:** Filiberto and Manuel Gaona

**Site Location:** 3419 E. Berry Street

**Request:**

Current Zoning: “ER” Neighborhood Commercial Restricted

Proposed: “E” Neighborhood Commercial and Add Conditional Use Permit (CUP) for mobile food court with development waivers for location less than 500 feet from one-family zoning, dumpster within 20-foot through yard setback, parking past daylight hours in the supplemental setback, and fences in both front yards, three (3) year term, site plan included

**Proposed Use:** Insert Mobile Food Court (All uses within “E” district are allowed)

**For More Information please contact:**

Case Manager      Beth Knight      817-392-8190

## Public Hearing Dates

<b>Zoning Commission</b>	December 10, 2025
<b>City Council</b>	January 13, 2026

## Public Notification

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

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

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.

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



# Neighborhood Notification

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

Organizations Notified

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



ZC-25-181

## Aerial Photo Map



0 40 80 160 Feet

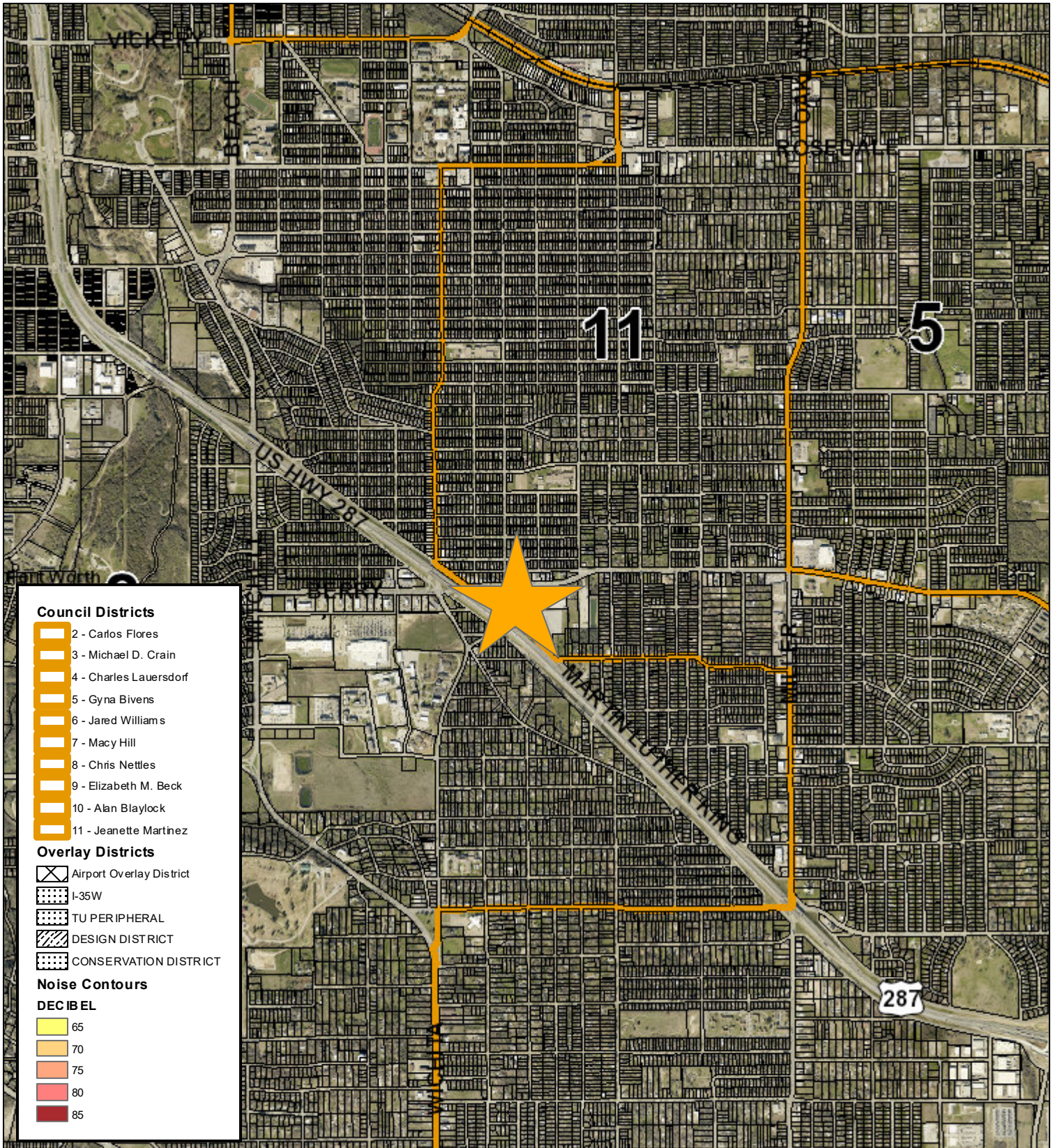






ZC-25-181

## Area Map



0 1,000 2,000 4,000 Feet

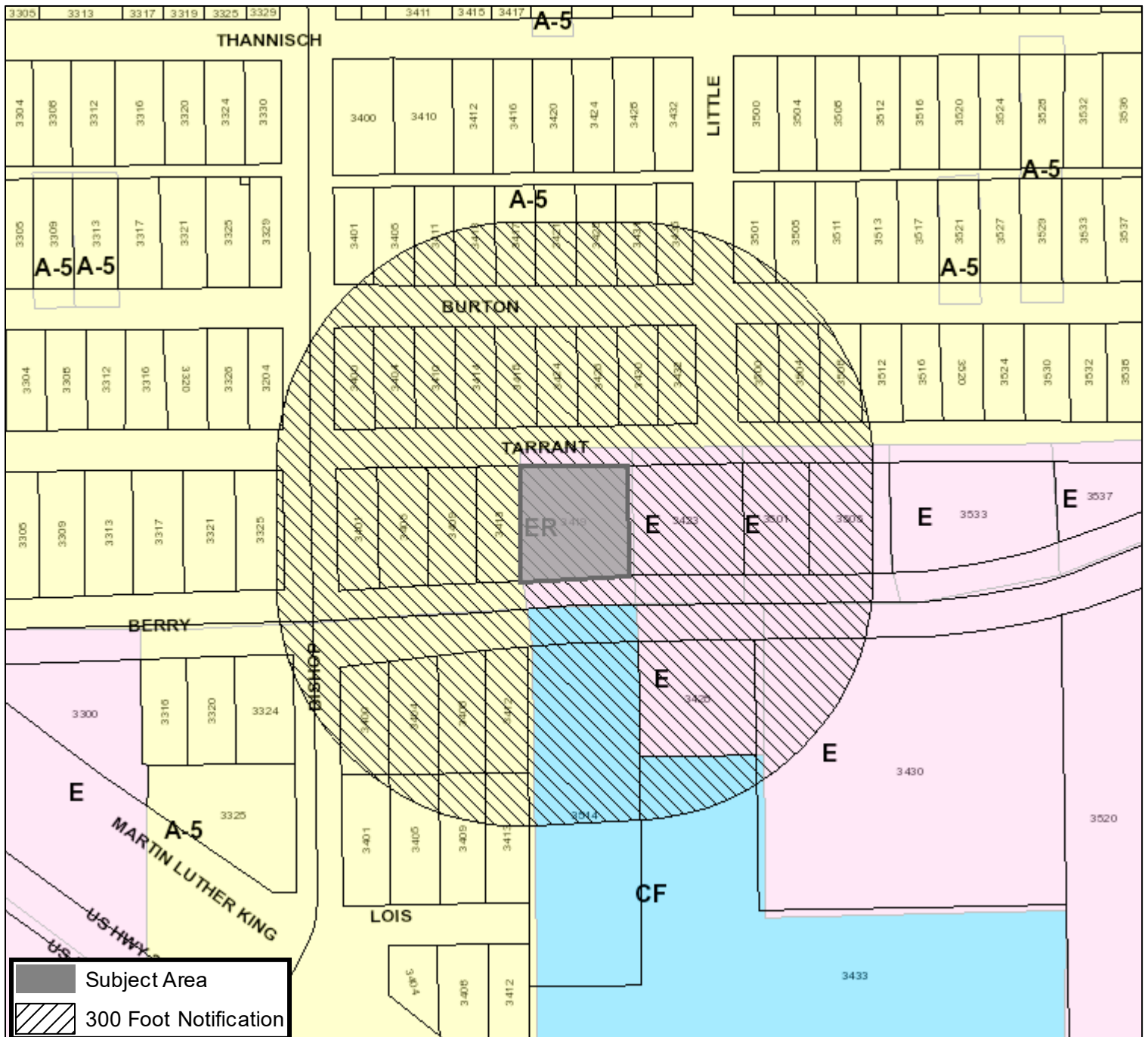




ZC-25-181

## Area Zoning Map

Applicant: Filiberto Ganoa/Manuel Gaona  
Address: 3419 E. Berry Street  
Zoning From: ER  
Zoning To: Add Conditional Use Permit for Mobile Food Court, Tent Vendors, & Outdoor Entertainment  
Acres: 0.42  
Mapsc: Text  
Sector/District: Southeast  
Commission Date: 11/12/2025  
Contact: 817-392-8190



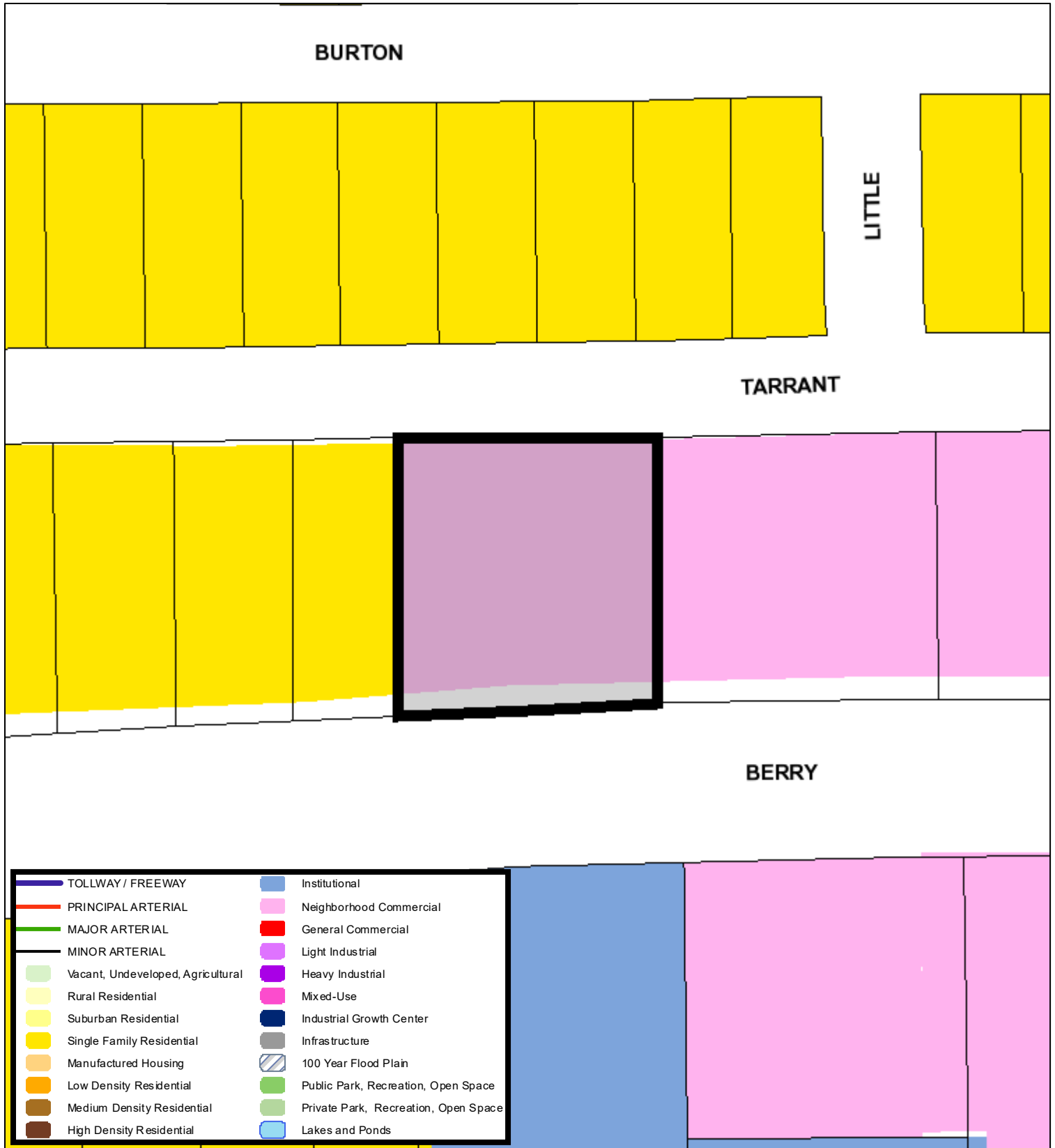
0 87.5 175 350 Feet

Created: 10/29/2025 1:31:49 PM



ZC-25-181

## Future Land Use



60 30 0 60 Feet

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.





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Filiberto M Gaona  
 Mailing Address 3417 Burton Ave, City, State, Zip Fort Worth, TX, 76105  
 Phone (817) 312-0372 Email Mgaona12121993@gmail.com

**APPLICANT** Filiberto Gaona & Manuel Gaona  
 Mailing Address 3417 Burton Ave City, State, Zip Fort Worth, TX, 76105  
 Phone (817) 312-0372 Email Mgaona12121993@gmail.com

**AGENT / OTHER CONTACT** Manuel Gaona  
 Mailing Address 3417 Burton Ave City, State, Zip Fort Worth, TX, 76105  
 Phone (817) 312-0372 Email mgaona12121993@gmail.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): 3419 E. Berry St, Fort Worth, TX, 76105  
 Total Rezoning Acreage: .49 ☒ 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): Gaona Place - Lot 1 Block 1

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: .49 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: \_\_\_\_\_ 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 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 <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): ER Proposed Zoning District(s): E  
 Current Use of Property: Vacant Land  
 Proposed Use of Property: Restaurant w/ Mobile Food Court

## 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: ER  
 Additional Use Proposed with CUP: New Commercial Restaurant Building w/ Mobile Food Court

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

Allowing for a surrounding fence all around the building.

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



## 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 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):

*Filiberto M Gaona*

Owner's Name (Printed):

*Filiberto M Gaona*

**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) *Manuel Gaona* 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:

*3419, E Berry St "Gaona Place" (Lot 1 Block 1)* (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

*Filiberto M Gaona*

Owner's Name (Printed)

*Filiberto M. Gaona*

Applicant or Agent's Signature

*Manuel Gaona*

Applicant or Agent's Name (Printed):

*Manuel Gaona*



## SITE PLAN CHECKLIST AND REQUIREMENTS

### Planned Development (PD) and Conditional Use Permit (CUP) Requests

### Items to be Shown on All Site Plans

#### Project Identification:

- ☐ Site Address and Legal Description
- ☐ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☐ Date of preparation or revision, as applicable
- ☐ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☐ Vicinity map, north arrow, and scale
- ☐ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☐ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

#### Site Conditions:

- ☐ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☐ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☐ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☐ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☐ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☐ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☐ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

#### General Notes:

*The following notes should be included on all site plans:*

- ☐ This project will comply with Section 6.301, Landscaping.
  - *Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)*
- ☐ This project will comply with Section 6.302, Urban Forestry.
- ☐ All signage will conform to Article 4, Signs.
- ☐ All provided lighting will conform to the Lighting Code.

*For multifamily projects in CR, C, or D districts, also include the following note:*

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in Chapter 4 of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

***Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.***



## Objective of The Plan

I am looking forward to creating a mobile food court on an 18,232 sqft lot. Within the lot there will be onsite parking provided. The building will be placed on the far East side of the land surface, and the parking lot will be set on the far West side of the properties land surface. The mobile food trucks will be parked on the improved surface outside the buildings remaining portion of the slab.

The food trucks will be orderly arranged for pedestrians to safely walk around the food trucks to purchases within the food truck designated areas. Customers are to use the restaurant building provided as to sit either inside the building or on the building's terrace or patio. Customers will

not be allowed to sit within the vicinity of the food trucks or anywhere that is not contained within the restaurant building. The building will provide the food trucks with water, electricity, food storage, food prepping areas with adequate waste and sewage disposals for their health and regulation needs.

The building will be two floors. The first floor will have seating arrangements for the customers, a room for food storage and food prepping, a dishwashing/utensil washing room area, and bathrooms for each sex. The second floor will have an eating terrace patio for customers to sit, two separate restrooms, and three offices. One office will be for a manager to manage the building and food trucks. The second office will be for the security guard to monitor the building to keep a watch for the people, trucks, and the properties safety. The third office will be for the custodial staff. The custodial staff will keep the inside building and outside of the building property properly maintained and clean to meet health regulations.

I know the current zoning of this lot is zoned ER. I would like to be rezoned for E. This place would essentially work as a restaurant for people to come to enjoy many different foods during their lunch breaks, for dinner, or a weekend dinner and nothing else. This plan would also require me to apply for a CUP to run and operate a mobile food court. I have planned for all the required needs to build and operate a mobile food court based on the reference below found on the Fort Worth City Ordinance for Mobile Food Courts. Being given the right to build a have a mobile food court on this lot will give the food vendors the buildings best use for their convenience for a more functioning and safer business environment.

I have talked to our neighborhood association and neighboring residents and have all agreed that this is a good idea and would enjoy this as a place to their liking for easier access to better and more unique foods. So long as it is an E zoned lot with a conditional use permit for a mobile food court with a suitable and safe restaurant building and parking lot. I have gathered signatures in a petition from all residents who live within a radius of 500 ft from the vicinity.

I know there is a lot to take into consideration and a lot to do to make sure this is a safe and secure environment that is not a disturbance for the residents around. I plan to take the required measures to add what I have to, I have made it so to add trees and shrubs to cancel out noises for the surrounding neighbors, and I have made sure to add required lighting and security fence for safety. I will do what I have to do make sure that this does not become a issue for the residents because they are currently ready and excited for this project to flourish and I want to keep it that way.

Sincerely, Filiberto M. Gaona and Manuel Gaona

# NOTES:

## Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said lots and facilities shall include, but not limited to, private streets, emergency access easements, and gated private entrances; recreation, landscaping, and open space areas; water and wastewater distribution, collection, and treatment facilities; and clubhouses, recreation buildings and outdoor facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

## Water/Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of the plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

## Public Open Space Easement (P.O.S.E.)

No structure, object or plot material of any kind may obstruct a P.O.S.E. shown on this plat, beginning 2 ft. (24") above the top of curb to a height of 11 ft. above said curb, except as elsewhere allowed herein. Such obstructions shall include, but not limited to, buildings, fences, walls, signs, banners, structures, trees, shrubs, motor vehicles, stationary and other similar objects.

## Covenants or Restriction are Un-Altered

This Plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any dead covenants or restrictions.

## Utility Easements

Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, motor vehicle or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right of all three to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

## Flood Plain Restrictions

No construction shall be allowed within the flood plain easement without the written approval of the Director of Transportation and Public Works. In order to secure approval, satisfactory engineering studies and / or detailed engineering improvement plans, shall be prepared and submitted by the party (s) wishing to construct within the flood-plain. Where construction is permitted, continuing ultimate development conditions, all finished floor elevations shall be a minimum of 2 ft. (two feet) above the 100-year flood water elevation, or 1 ft. (one foot) above the 100-year flood-way water surface elevation.

## Maintenance: Flood-Plain / Drainage

The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage. The City of Fort Worth will not be responsible for the maintenance, or erosion control, and/or operation of said drainage. Property owners shall keep the adjacent drainage traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage is occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the future of any structure(s) within the drainage. The drainage crossing each lot is contained within the flood-plain easement line as shown on the plat.

## Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth. Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

## Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on this site. (A grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required, along with a CFA for any necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director stating that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

## Construction Prohibited Over Easements

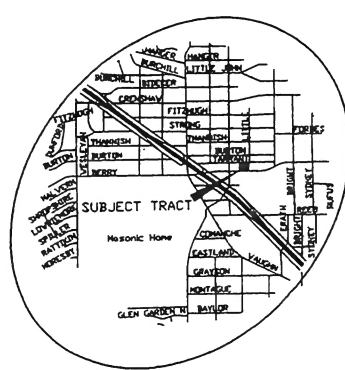
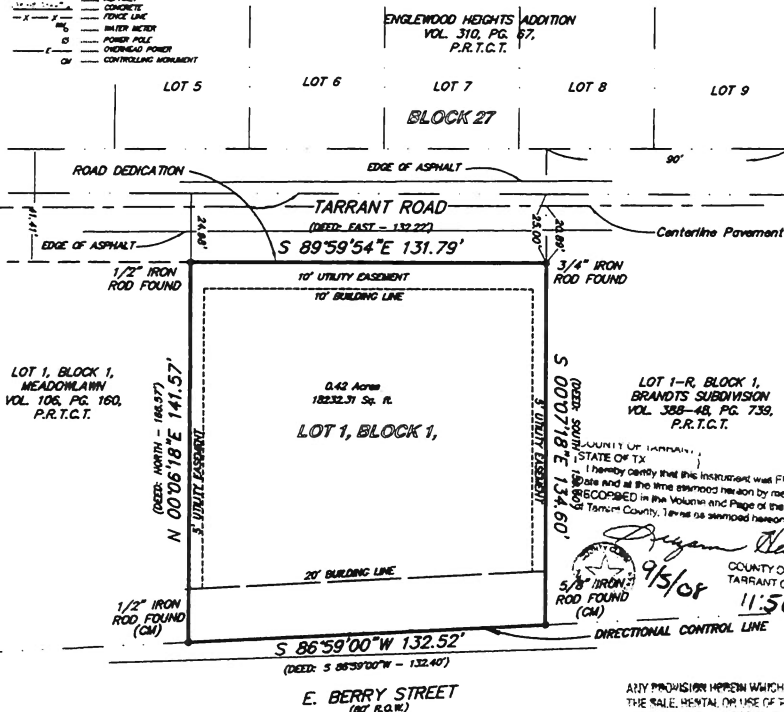
No permanent buildings or structures shall be constructed over any existing or plotted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

## Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

# LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- STREET
- CONCRETE
- ROCK LINE
- WATER METER
- POWER POLE
- OVERHEAD POWER
- CONTROLLING MONUMENT



VICINITY MAP  
NOT TO SCALE

## SURVEYOR'S CERTIFICATION

This Plat represents an actual survey made on the ground.

*Barney Ballard*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2336



3-24-08

D208346717

LITTLE STREET  
(80' R.O.W.)

# STATE OF TEXAS

## TARRANT COUNTY

### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

Whereas, Filberto Goana, is the owner of that certain tract or Parcel of land situated in the R.R. Ramey Survey, Abstract No. 1342, Tarrant County, Texas, and being that same tract of land conveyed to Filberto Goana by Instrument No. D203430666, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for a corner on the north line of Berry Street (80' right-of-way), said 5/8 inch iron rod found being the southwest corner of Lot 1-R, Block 1, BRANDT'S SUBDIVISION according to the plat recorded in Volume 388-48, Page 739, Deed Records, Tarrant County, Texas, and the southeast corner of said Filberto Goana tract;

THENCE South 86 degrees 59 minutes 00 seconds West along the north line of said Berry Street and the south line of said Filberto Goana tract a distance of 132.52 feet to a 1/2 inch iron rod found for a corner, being the southeast corner of Lot 1, Block 1, MEADOWLAWN, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 106, Page 160, Plat Records, Tarrant County, Texas, and the southwest corner of said Filberto Goana tract;

THENCE North 00 degrees 06 minutes 18 seconds East along the common line between said MEADOWLAWN and said Filberto Goana tract, passing at a distance of 141.75 feet a 1/2 inch iron rod found for reference on the south line of Tarrant Avenue, (50' right-of-way), continuing in all a total distance of 166.57 feet to a point for a corner in said Tarrant Avenue, said point being the northwest corner of said Filberto Goana tract;

THENCE South 89 degrees 59 minutes 54 seconds East along said Tarrant Avenue a distance of 131.69 feet to a point for a corner in said Tarrant Avenue said point being the northeast corner of said Filberto Goana tract;

THENCE South 00 degrees 07 minutes 18 seconds East along the east line of said Filberto Goana tract, at a distance of 25.00 feet passing a 3/4 inch iron rod found for a corner, being the northeast corner of the aforementioned Lot 1-R, Block 1, BRANDT'S SUBDIVISION, continuing along the common line between said Lot 1-R, Block 1, BRANDT'S SUBDIVISION and said Filberto Goana tract in all a total distance of 159.60 feet to the POINT OF BEGINNING and containing 0.49 acre of land, more or less.

Owner: Filberto Goana  
3421 Burton Avenue  
Fort Worth, Texas 76105

### NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That Filberto Goana, Owner of the above described tract of land does hereby adopt this plat as Lot 1, Block 1, GAONA PLACE, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use, without reservation the rights-of-ways and easements shown hereon.

*Filberto Goana*  
Filberto Goana

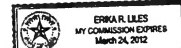
# THE STATE OF TEXAS

Before me, Notary Public in and for the State of Texas, on this day personally appeared Filberto Goana, the Owner of the above described tract of land known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 25 day of July, 2008.

*Barney Ballard*  
Notary Public in and for the State of Texas, Commission Expiration: 3-24-2012

Plat Showing  
Lot 1  
Block 1  
GAONA PLACE



An Addition to the City of Fort Worth, Tarrant County, Texas, being a Subdivision of 0.49 acres of land situated in the R. R. RAMEY SURVEY, Abstract No. 1342, Tarrant County, Texas,

CASE NO. FS-005-178

Barney Ballard Corporation  
140 Magnolia St. Burleson, Texas 76028 (817) 298-4891

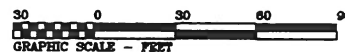
Subdivision Owner  
Filberto Goana  
3421 Burton Ave.  
Fort Worth, Texas 76105  
(817) 896-2377

Scale 1"=30'	Dwg. tip	Project # 2806041
Date 06-19-08	App. btb	NOI Project # 2304110

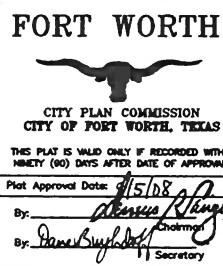
## Surveyor's Notes

- All property corners are 1/2" iron rods with a yellow plastic cap stamped "Barney Ballard", unless otherwise noted.
- The Subdivision shown hereon is located in the City of Fort Worth, Tarrant County, Texas.

This Plat filed in Cabinet B Slide 3592  
Dated \_\_\_\_\_



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS HEREBY ORDEALED NULL AND VOID.



B 3592

0208346717

B 3592



## TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
taxoffice@tarrantcounty.comBTSY PRICE  
Tax Assessor-Collector

0208346717

CABINET B SLIDE 3592

Gaona Place



383

B3592

## OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS,  
TARRANT COUNTY

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: Whereas, Filiberto Gaona, is the owner of that certain tract or Parcel of land situated in the R.R. Ramey Survey, Abstract No. 1342, Tarrant County, Texas, and being that same tract of land conveyed to Filiberto Gaona by Instrument No. D203430666, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for a corner on the north line of Berry Street (80' right-of-way), said 5/8 inch iron rod found being the southwest corner of Lot 1-R, Block 1, BRANDTS SUBDIVISION according to the plat recorded in Volume 388-48, Page 739, Deed Records, Tarrant County, Texas, and the southeast corner of said Filiberto Gaona tract;

THENCE South 86 degrees 59 minutes 00 seconds West along the north line of said Berry Street and the south line of said Filiberto Gaona tract a distance of 132.52 feet to a 1/2 inch iron rod found for a corner, being the southeast corner of Lot 1, Block 1, MEADOWLAWN, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 106, Page 160, Plat Records, Tarrant County, Texas, and the southwest corner of said Filiberto Gaona tract;

THENCE North 00 degrees 06 minutes 18 seconds East along the common line between said MEADOWLAWN and said Filiberto Gaona tract, passing at a distance of 141.75 feet a 1/2 inch iron rod found for reference on the south line of Tarrant Avenue, (50' right-of-way), continuing in all a total distance of 166.57 feet to a point for a corner in said Tarrant Avenue, said point being the northwest corner of said Filiberto Gaona tract;

THENCE South 89 degrees 59 minutes 54 seconds East along said Tarrant Avenue a distance of 131.69 feet to a point for a corner in said Tarrant Avenue said point being the northeast corner of said Filiberto Gaona tract;

THENCE South 00 degrees 07 minutes 18 seconds East along the east line of said Filiberto Gaona tract, at a distance of 25.00 feet passing a 3/4 inch iron rod found for a corner, being the northwest corner of the aforementioned Lot 1-R, Block 1, BRANDTS SUBDIVISION, continuing along the common line between said Lot 1-R, Block 1, BRANDTS SUBDIVISION and said Filiberto Gaona tract in all a total distance of 159.60 feet to the POINT OF BEGINNING and containing 0.49 acre of land, more or less.

## NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That Filiberto Gaona, Owner of the above described tract of land does hereby adopt this plat as Lot 1, Block 1, GAONA PLACE, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use, without reservation the rights-of-ways and easements shown hereon.

By: Filiberto Gaona  
Filiberto Gaona

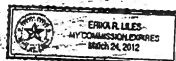
## THE STATE OF TEXAS

Before me, Notary Public in and for the State of Texas, on this day personally appeared Filiberto Gaona, the Owner of the above described tract of land known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 25 day of July, 2008.

Prakash Hills

Notary Public in and for the State of Texas,  
Commission Expiration 3-24-2012



TAX CERTIFICATE FOR ACCOUNT: 00004690702  
AD NUMBER: A1342 S401 20  
CERTIFICATE NO.: 46308387

COLLECTING AGENCY  
BETSY PRICE  
PO BOX 961018  
FORT WORTH TX 76161-0018

REQUESTED BY  
FILIBERTO M GAONA

3421 BURTON  
FORT WORTH TX 76105

DATE: 7/25/2008  
FEE: \$10.00  
PROPERTY DESCRIPTION  
RAMEY, ROBERT R SURVEY  
A 1342 TRS S41 & S44

PAGE 1 OF 1

0000000 E BERRY ST  
0.4179 ACRES

PROPERTY OWNER  
GAONA, FILIBERTO

3421 BURTON AVE  
FORT WORTH TX 76105317

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein. If the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2007	CITY OF FORT WORTH	0.00
2007	FORT WORTH ISD	0.00
2007	JPS HEALTH NETWORK	0.00
2007	Tarrant County	0.00
2007	TARRANT COUNTY COLLEGE	0.00
2007	TARRANT REGIONAL WATER DIST.	0.00
TOTAL		\$0.00

ISSUED TO: FILIBERTO M GAONA

ACCOUNT NUMBER: 00004690702  
TOTAL CERTIFIED TAX: \$0.00

BY: Cathy Asch TARRANT COUNTY TAX OFFICE

BY: Shelly Wilkey TARRANT COUNTY TAX OFFICE

CITY OF FORT WORTH  
1000 THROCKMORTON ST

FT WORTH TX 76102

Submitter: CITY OF FORT WORTH/DEVELOPMENT &amp; PLANNING

SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

## DO NOT DESTROY

WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 09/05/2008 11:58 AM  
Instrument #: D208346717  
PLAT B 4 PGS \$50.00

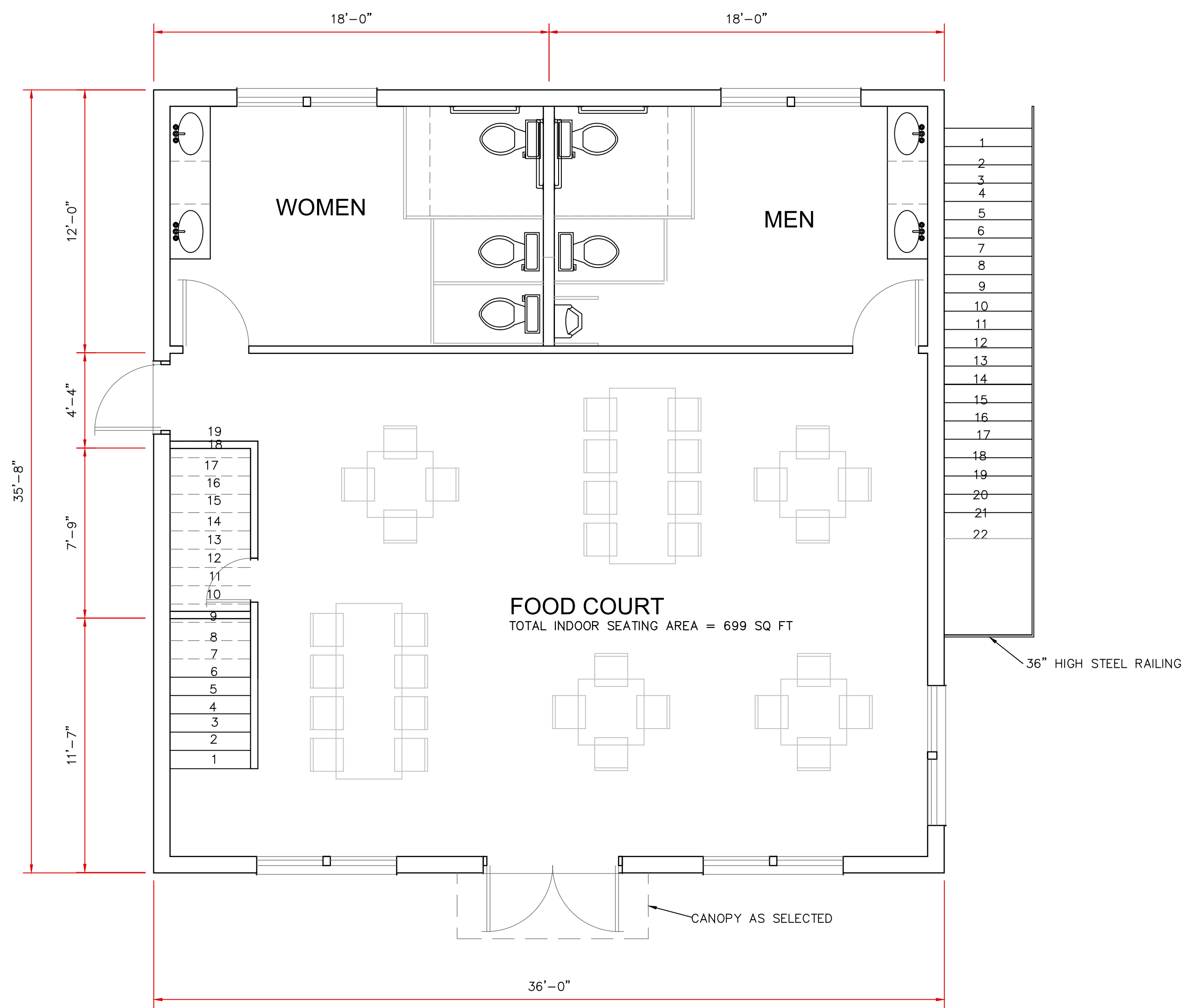


D208346717

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

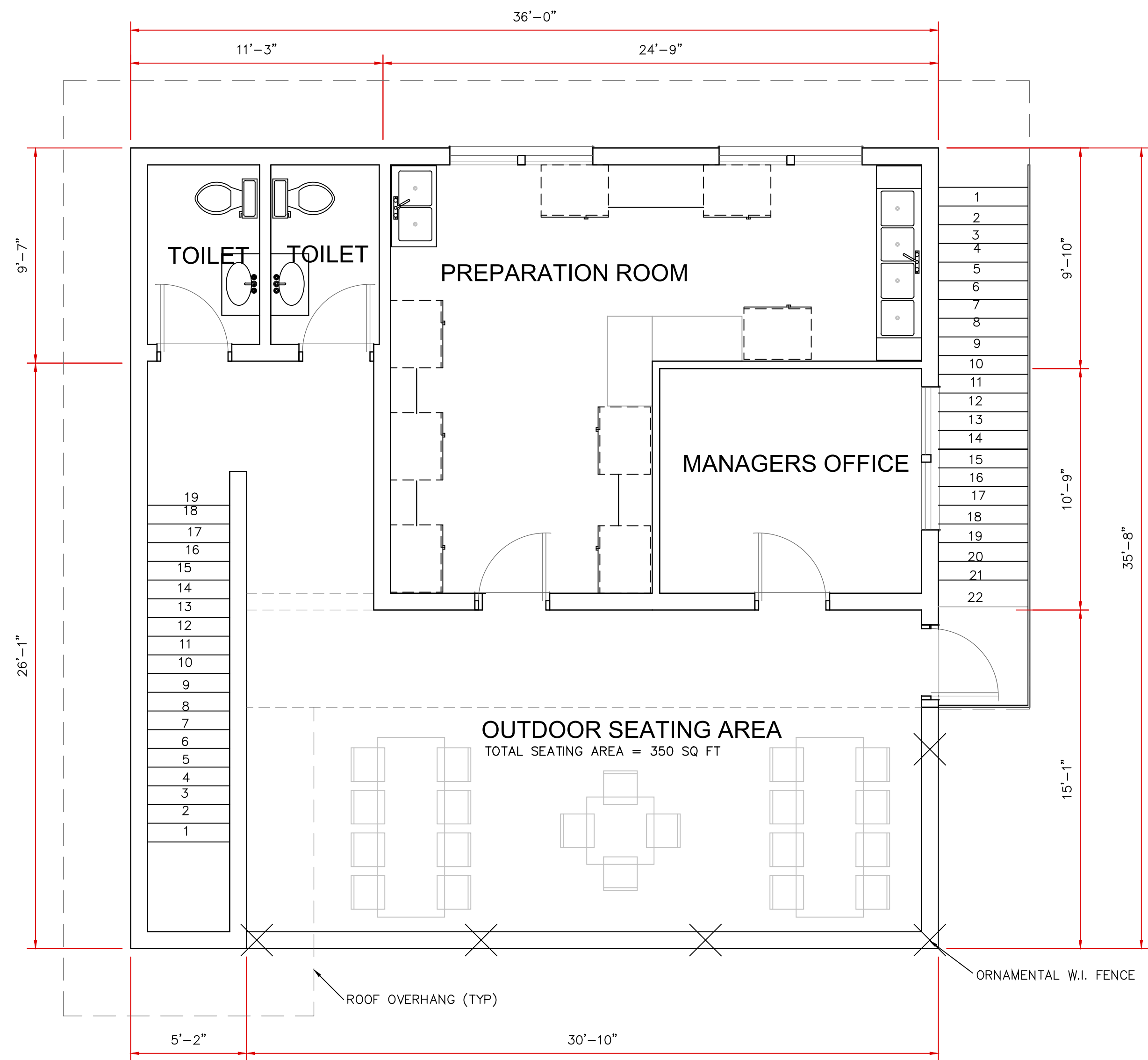
Printed by: CA





FIRST FLOOR - PLAN  
1/4" = 1'-0"

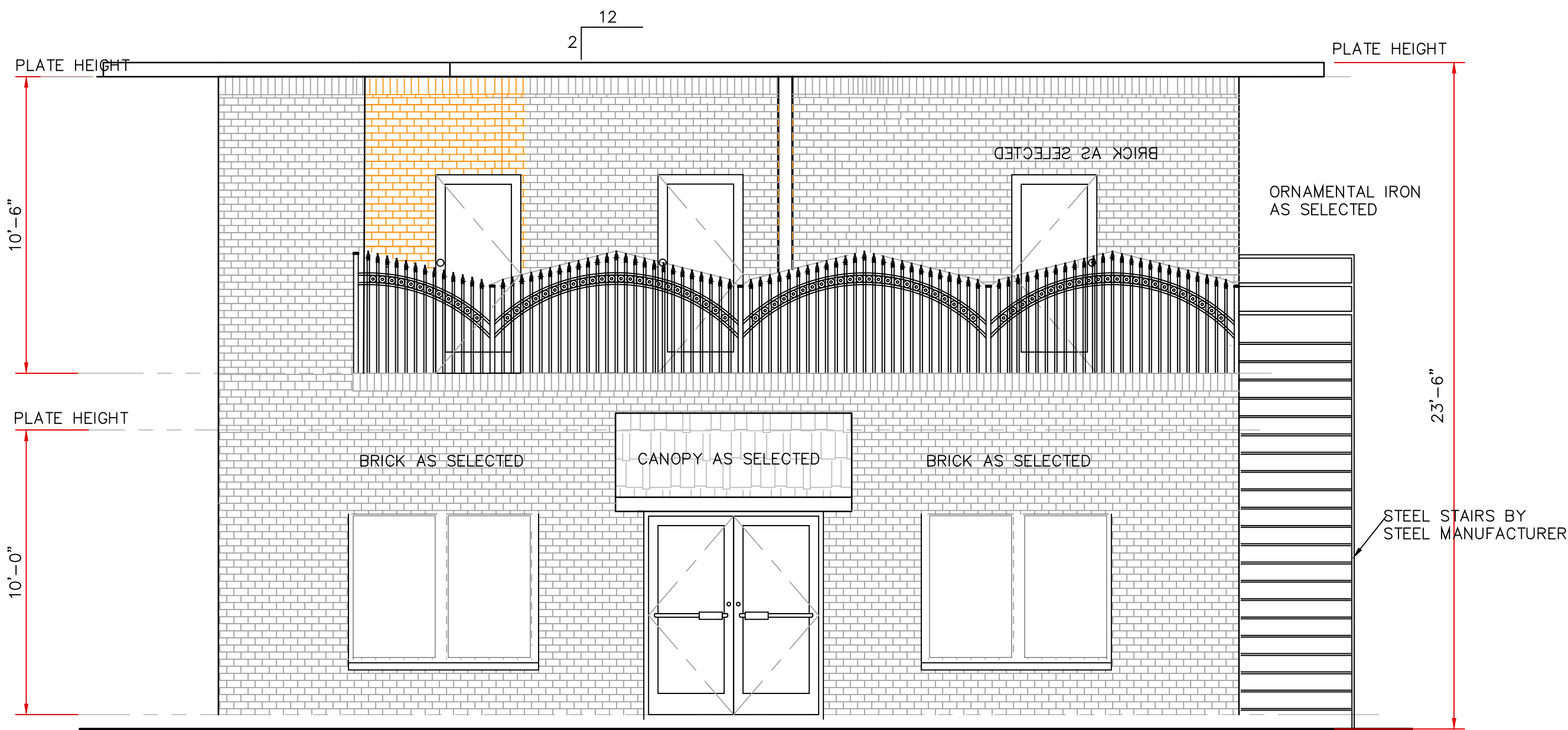
FIRST FLOOR AREA = 1284 SQ FT  
SECOND FLOOR AREA = 1284 SQ FT  
TOTAL AREA = 2568 sq ft



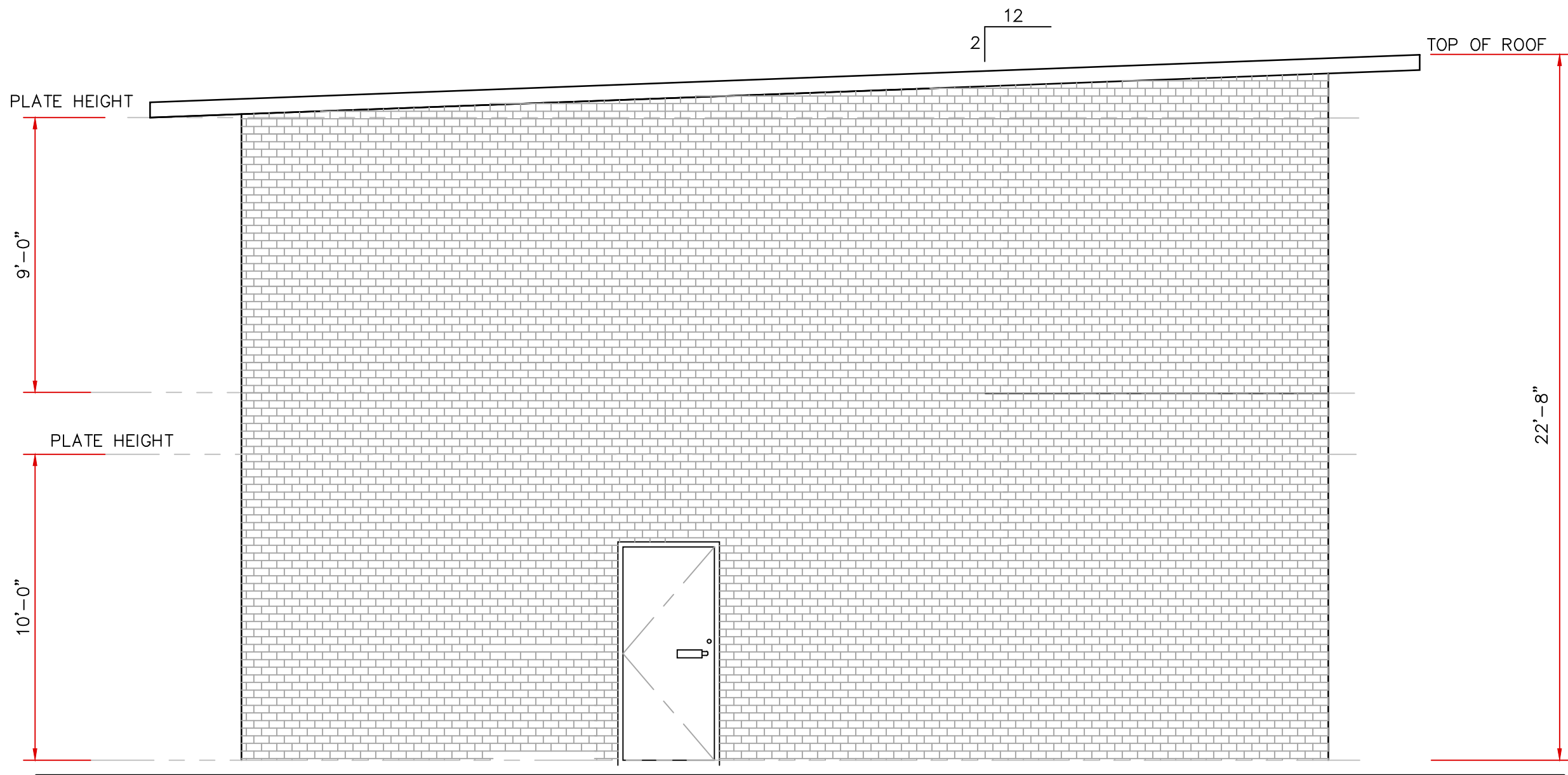
SECOND FLOOR- PLAN  
1/4" = 1'-0"

		SANTIBANEZ CONSULTING BRANDY SANTIBANEZ 3229 TODD AVE (682) 336 3777 FORT WORTH, TEXAS 76110	APPLICANT IS RESPONSIBLE FOR COMPLYING WITH CITY CODES. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DOING THE WORK
A NEW 2-STORY BUILDING (FOOD COURT)		FORT WORTH MOBILE FOOD COURT	
		3419 E. BERRY DTREET FORT WORTH, TEXAS	
		DATE: NOVEMBER 11, 2025	
SHEET			

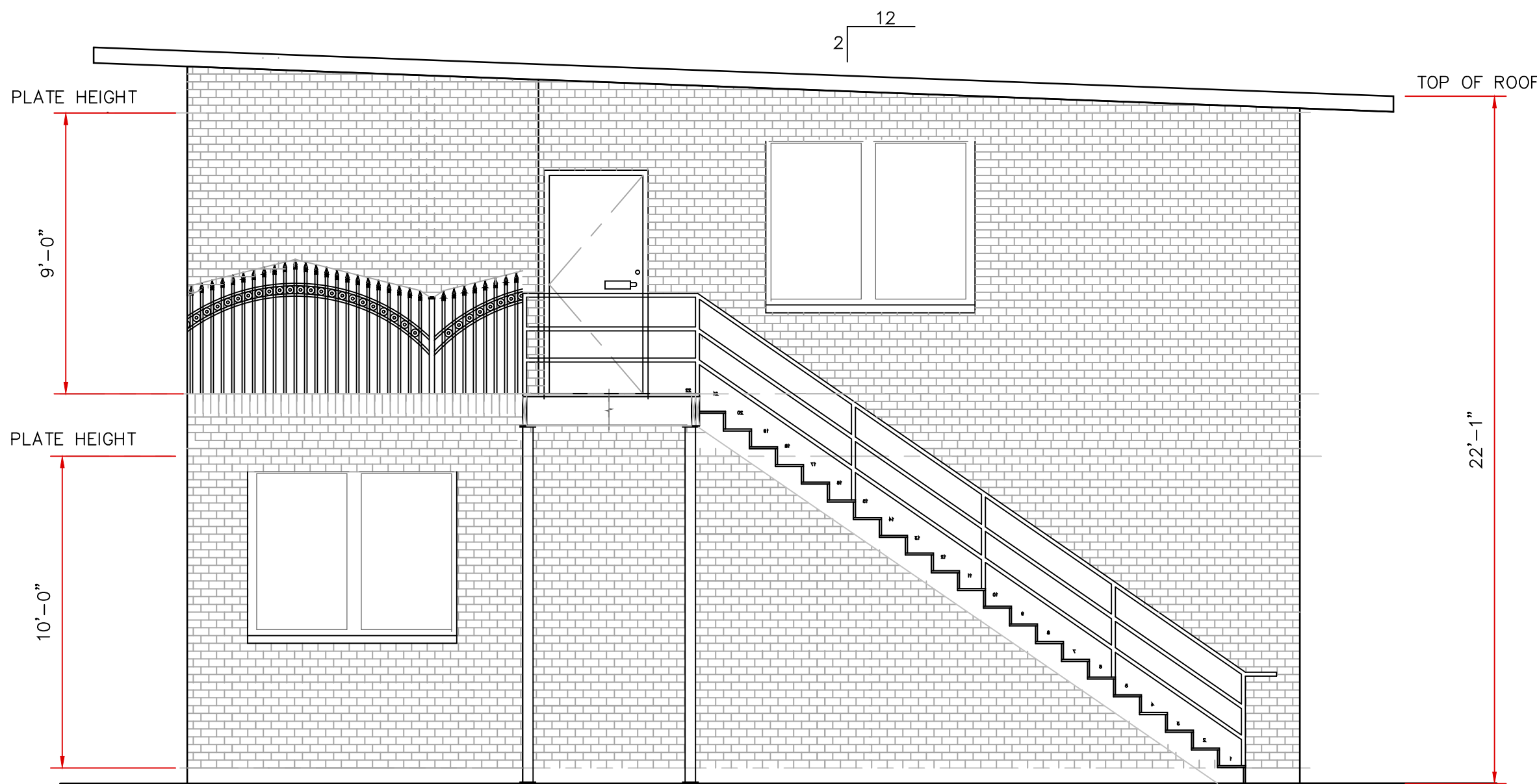
Preliminary  
NOT FOR CONSTRUCTION



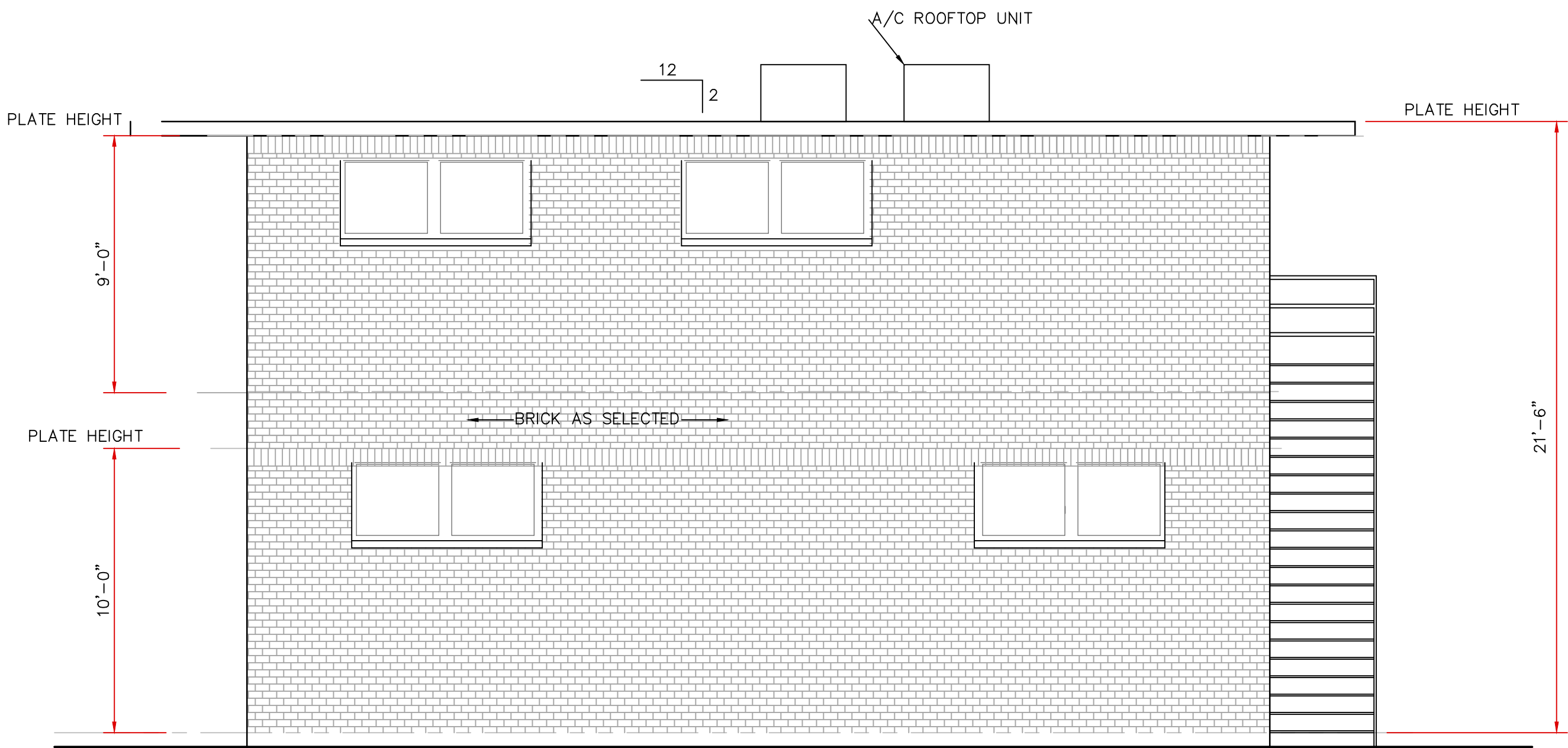
NORTH - ELEVATION  
1/4" = 1'-0"



WEST - ELEVATION  
1/4" = 1'-0"



EAST - ELEVATION  
1/4" = 1'-0"



SOUTH - ELEVATION  
1/4" = 1'-0"

A NEW 2-STORY BUILDING (FOOD COURT)

FORT WORTH MOBILE FOOD COURT

3419 E. BERRY STREET  
FORT WORTH, TEXAS

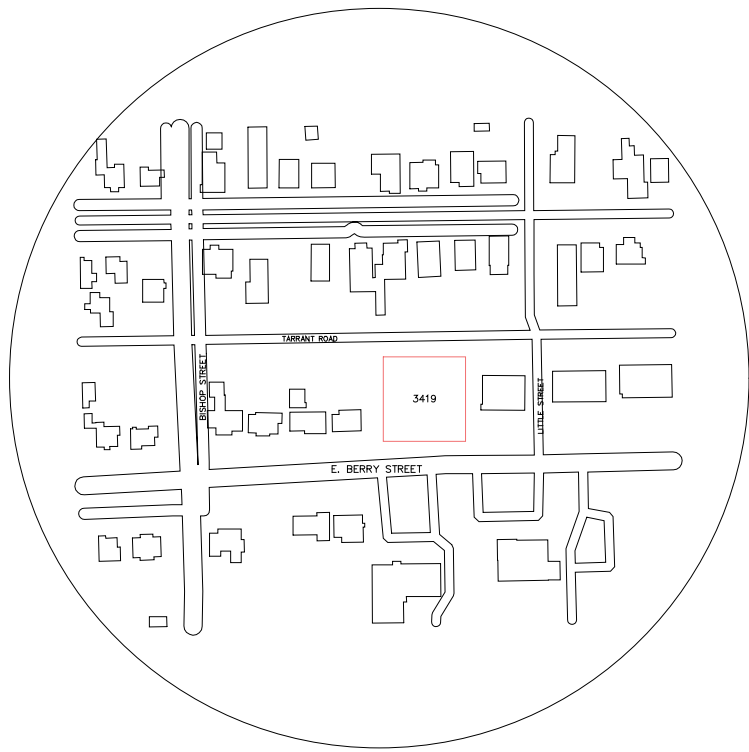
DATE: NOVEMBER 11, 2025

SHEET

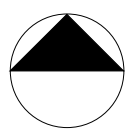
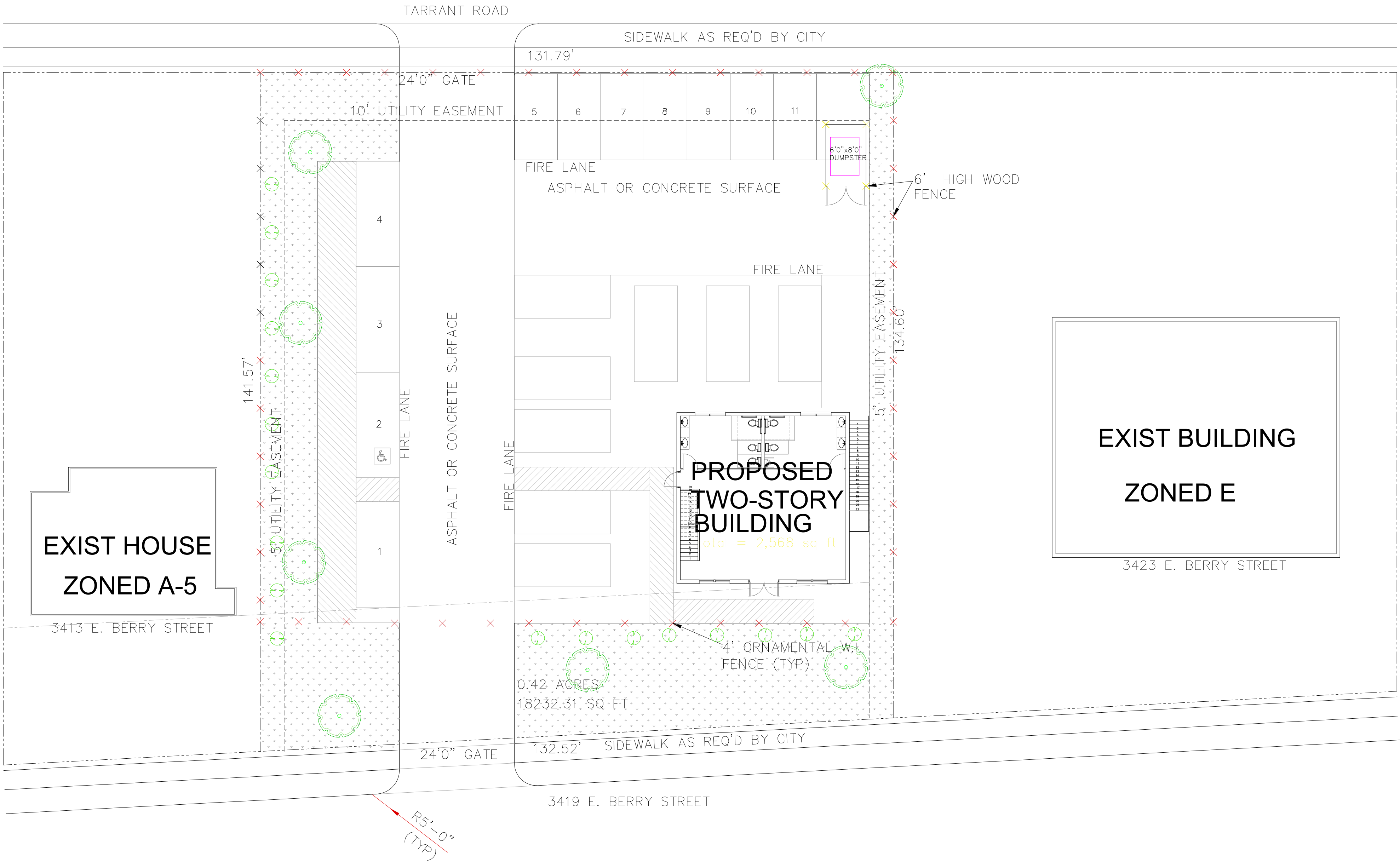
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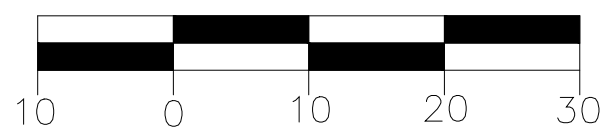


VICINITY MAP



SITE PLAN - LANDSCAPE

1" = 20'-0"



LOT 1 BLOCK 1  
GAONA PLACE  
FORT WORTH, TEXAS

LANDSCAPE LEGEND	
	GRASS
	TREES
	SHRUBS