

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, RWS Cattle Company LLC and Kevin Khorrami are the owners of all that certain tract of land in the W.B. TUCKER SURVEY, ABSTRACT NO. 1577, situated in the City of Fort Worth, Tarrant County, Texas, and being all of Lots 5, 6, 7 and 8 in Block D, part of an 8 foot wide alley and party of a 50 foot wide street in the W.B. Tucker's Subdivision of Block 57 of Tucker's Addition to the City of Fort Worth, a subdivision of record in Volume 63, Pages 123 of the Plat Records of Tarrant County, Texas, also being all of that certain Tract 1 and Tract 2 as described in a General Warranty Deed to RWS Cattle Company, L.L.C., recorded in Document No. D217120987 of the Official Public Records of Tarrant County, Texas and all of that certain Tract 1 as described in a Constable's Deed to Kevin Khorrami recorded in Document No. D212096876 and of said Official Public Records and all of a called 0.110 acre tract as described in a Constable's Deed to Kevin Khorrami recorded in Document No. D2132245251 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar with cap stamped "Proline" found for the northeast corner of Lot 7, Block C of said addition, the southeast corner of said 0.1100 acre tract and in the west line of Crawford Street (a 50 foot wide right-of-way), for the southeast corner herein described;

THENCE South 89°35'05" West, with the south line of said 0.1100 acre tract and the north line of said Lot 7, Block C and Lot 8, Block C of said addition, a distance of 88.00 feet to a 1/2 inch iron rebar with cap stamped "Proline" found the east line of a 10 foot wide alley for the southwest corner herein described;

THENCE North 00°24'55" West, with said east line of the 10 foot wide alley, passing at a distance of 55.12 feet, a 1/2 inch iron rebar with caps stamped "Eagle Surveying" found for the northwest corner of said 0.11 acre tract and the southwest corner of said Lot 5, passing at a distance of 145.03 feet, a 1/2 inch iron rebar with cap stamped "Eagle Surveying" found for the northwest corner of said Lot 5 and the intersection of said east line of the 10 foot wide alley and the south line of said 8 foot wide alley, passing at a distance of 184.62 feet, a 1/2 inch iron rebar found, in all a total distance of 250.07 feet to a 1/2 inch iron rebar found for the northwest corner of said Lot 8, Block D and in the in the south line of a 16 foot wide alley per said addition for the northwest corner herein described;

THENCE North 89°35'05" East, with the north line of said Lot 8, Block D and said south line of the 16 foot wide alley, a distance of 88.00 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set for the northeast corner of said Lot 8, Block D and in the said west right-of-way line of Crawford Street, for the northeast corner herein described;

THENCE South 00°24'55" West, with said west right-of-way line and the east line of said Lot 8, Lot 7 and Lot 6, passing at a distance of 65.39 feet, a 1/2 inch iron rebar with cap stamped "Eagle Surveying" found in the east line of said Lot 7, passing at a distance of 104.80 feet, a 1/2 inch iron rebar with cap stamped "Eagle Surveying" found for the northeast corner of said Lot 6 and in the south line of said 8 foot alley, in all a total distance of 249.90 feet to the **POINT OF BEGINNING** and containing 0.505 acres (21,998 square feet) of land.

STATE OF TEXAS
COUNTY OF TARRANT

OWNERS DEDICATION

Now, therefore, know all men by these presents, that RWS Cattle Company, LLC, acting by and through its duly authorized agent does hereby adopt this plat designating the herein above described real property as Lot 8R, Block D of W.B. Tucker's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT _____ TEXAS THIS THE ____ DAY OF _____, 2021.

OWNER: _____
RWS Cattle Company, LLC
Authorized Signer

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the persons whose names are subscribed to this plat and the above foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2020.

BY: _____

STATE OF TEXAS
COUNTY OF TARRANT

OWNERS DEDICATION

Now, therefore, know all men by these presents, that Kevin Khorrami does hereby adopt this plat designating the herein above described real property as Lot 8R, Block D of W.B. Tucker's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT _____ TEXAS THIS THE ____ DAY OF _____, 2021.

OWNER: _____
Kevin Khorrami

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Kevin Khorrami, known to me to be the persons whose names are subscribed to this plat and the above foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2020.

BY: _____

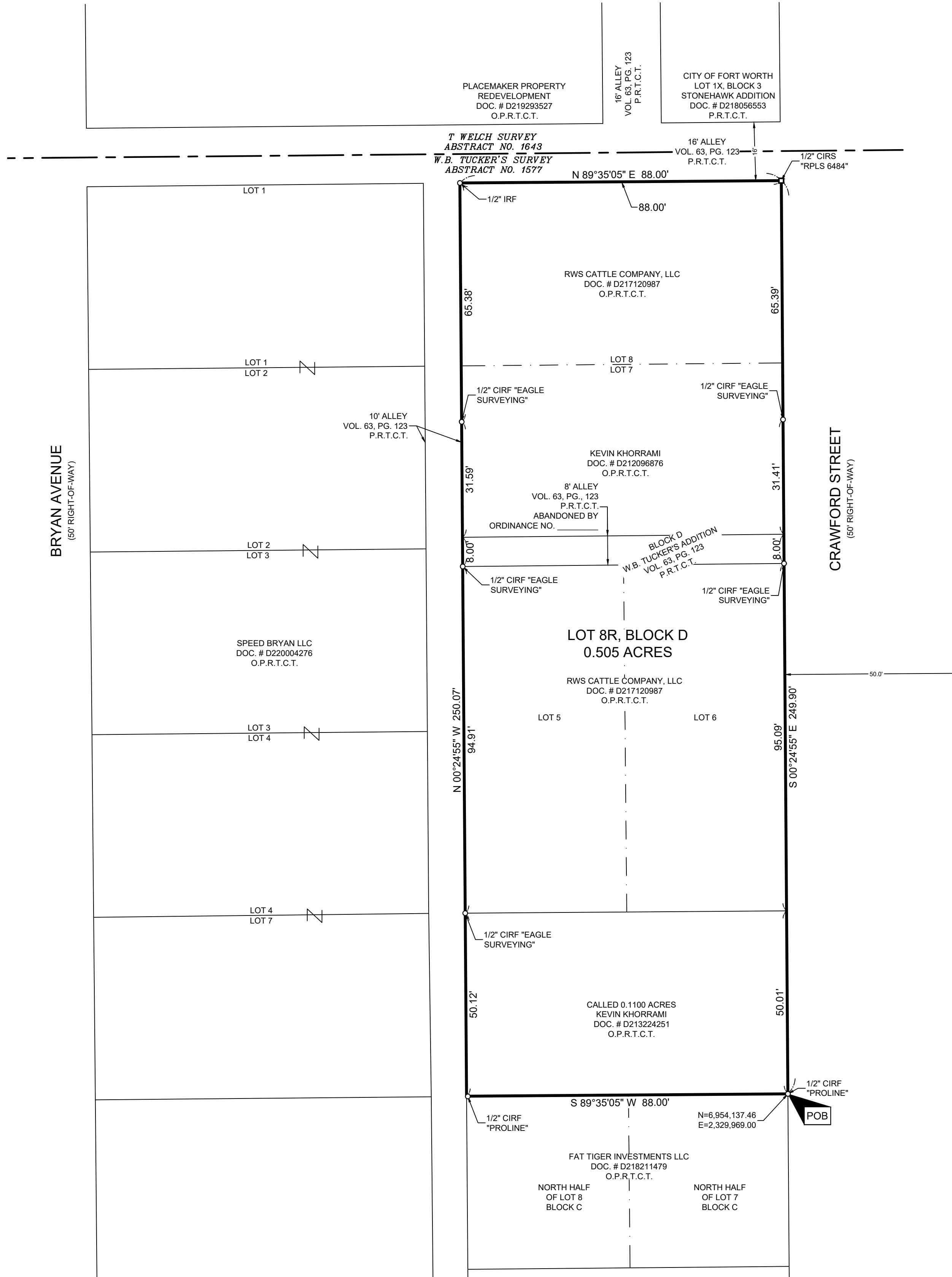
STATE OF TEXAS
COUNTY OF TARRANT

I hereby certify that the above and foregoing plat represents an on the ground survey conducted in DECEMBER 2020 and is true and correct to the best of my knowledge.

Original signed and stamped in green ink.



ANTHONY RAY CROWLEY R.P.L.S. NO. 6484
FOR CROWLEY SURVEYING
FRN:10194203
1121 DALLAS DR., STE. 6
DENTON, TX. 76205
(469) 850-CPLS(2757)



Flood Statement:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Fort Worth, Tarrant County, Texas, Map Number 48439C0305L, effective date 3/21/2019 and that map indicates that this property is within the boundaries of the multiple flood hazard zones as shown on the map above.

Basis of Bearings:

BEARINGS ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202

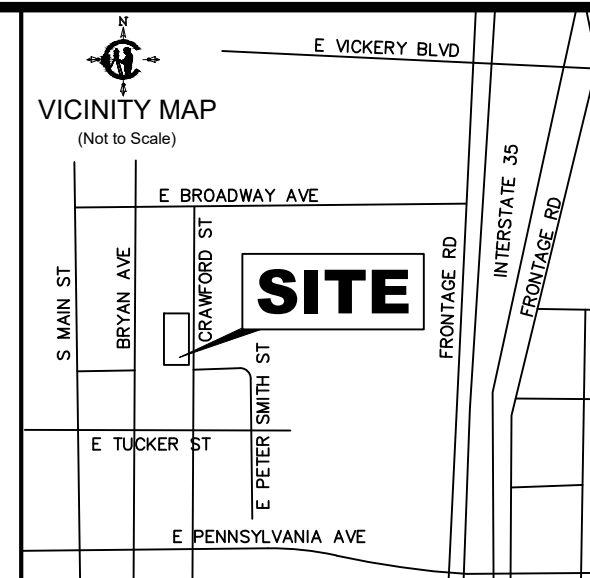
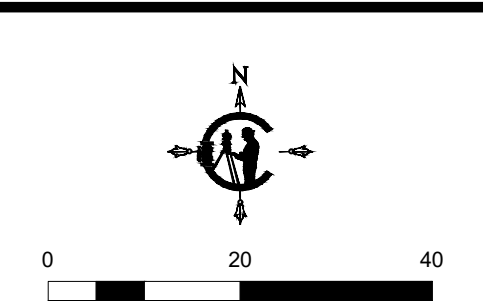
Service Providers:

Electric Service Company: TXU Energy
Water Source: City of Fort Worth
Sewer Source: City of Fort Worth
School District: Fort Worth ISD
County: Tarrant

THIS PLAT RECORDED IN

DOCUMENT NUMBER: _____

DATE: _____



GENERAL NOTES

- 1. 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 recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.
- 2. Utility Easements: Any public 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, other growth 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 at all times 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.
- 3. Site Drainage Study: A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If this site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.
- 4. 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.
- 5. Construction Prohibited Over Easements: No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
- 6. Covenants or Restrictions are Un-altered: This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
- 7. Flood Plain Restriction: No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two(2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.
- 8. 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".
- 9. Urban Forestry Plat Note: Compliance with Tree Ordinance #17228-10-2006 will be required.
- 10. Parkway Permit: Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via parkway permit.
- 11. Private Maintenance Note: The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.
- 12. 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 applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.
- 13. Building Construction Distance Limitation: to an Oil Gas Well Bore or Padsite Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore or padsite. The distance shall be measured in a straight line from the well bore or padsite to the closest exterior point of the building, without regards to intervening structures or objects.
- 14. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
- 15. Floodplain/drainageway maintenance: 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-ways. Property owners shall keep the adjacent drainage-ways 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-ways are 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 failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.
- 16. ISWM Relief - Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to 1.0 acre or more of land disturbance

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL
Plat Approval Date: _____
By: _____ Chairman
By: _____ Secretary

CASE #: FS-21-

RE-PLAT
LOT 8R, BLOCK D
W.B. TUCKER'S ADDITION
0.505 ACRES
W.B. TUCKER SURVEY, ABSTRACT NO. 1577
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

Date: February 2020	Drawn: LJJ	Checked: ARC	Scale: 1" = 20'	Sheet: 1 of 1
OWNERS: RWS CATTLE COMPANY LLC 2729 RIVER FOREST DRIVE FORT WORTH, TX 76116		ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10194203 1121 DALLAS DR., STE. 6 DENTON, TX. 76205 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		