


LINE TYPE LEGEND

| | |
|---|-----------------------|
| | BOUNDARY LINE |
|  | EASEMENT LINE |
| | BUILDING SETBACK LINE |

LAND USE

| |
|----------------------------|
| 7 MEDIUM INDUSTRIAL LOTS |
| GROSS AREA = 57.2986 ACRES |

LEGEND

P.O.B. = POINT OF BEGINNING

PG. = PAGE

VOL. = VOLUME
INST. NO. = INST.

C.M. = CONTROLLING MONUMENT

CMF = CONCRETE MONUMENT FOUNDATION

XF = "X" IN CONCRETE FOUND
 IRF = IRON ROD FOUND

IRF = IRON ROD FOUND
IREC = IRON ROD WITH CAP FOUND

IRSC = 5/8" IRON ROD WITH

CAP STAMPED "KHA" SET

MNS = MAG NAIL WITH "KHA" WASHER SET

NOTES:

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on January 7, 2021 with an applied combined scale factor of 1.000130129.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.

All corners are 5/8-inch iron rods with "KHA" cap found, unless otherwise noted.

Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

FLOOD STATEMENT:

According to Map No. 484839C0430L, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located within Zone "A" and is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

| LOT TABLE | | |
|-----------|---------|-----------|
| LOT NO. | ACRES | SQ. FT. |
| GROSS | 57.2986 | 2,495,925 |
| LOT 1 | 0.5729 | 24,955 |
| LOT 2 | 8.7389 | 380,665 |
| LOT 3 | 11.9832 | 521,988 |
| LOT 4 | 3.8403 | 167,282 |
| LOT 5 | 12.1422 | 528,916 |
| LOT 6 | 13.9283 | 606,715 |
| LOT 7 | 6.0928 | 265,404 |

OWNER:
HICKMAN INVESTMENTS, LTD
131 EAST EXCHANGE, SUITE 2
FORT WORTH, TEXAS 76164

OWNER:
FORT WORTH EVERMAN/RISINGER
DEVELOPMENT, LLC
313 E EXCHANGE AVE, SUITE 212
FORT WORTH, TEXAS 76164

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

FINAL PLAT
LOTS 1-7, BLOCK 1,
FORT WORTH SOUTH III
BEING A 57.2986 ACRES SITUATED IN THE
JESSE B. RENFRO SURVEY, ABSTRACT NO. 1273
TARRANT COUNTY, TEXAS

Kimley»»Horn

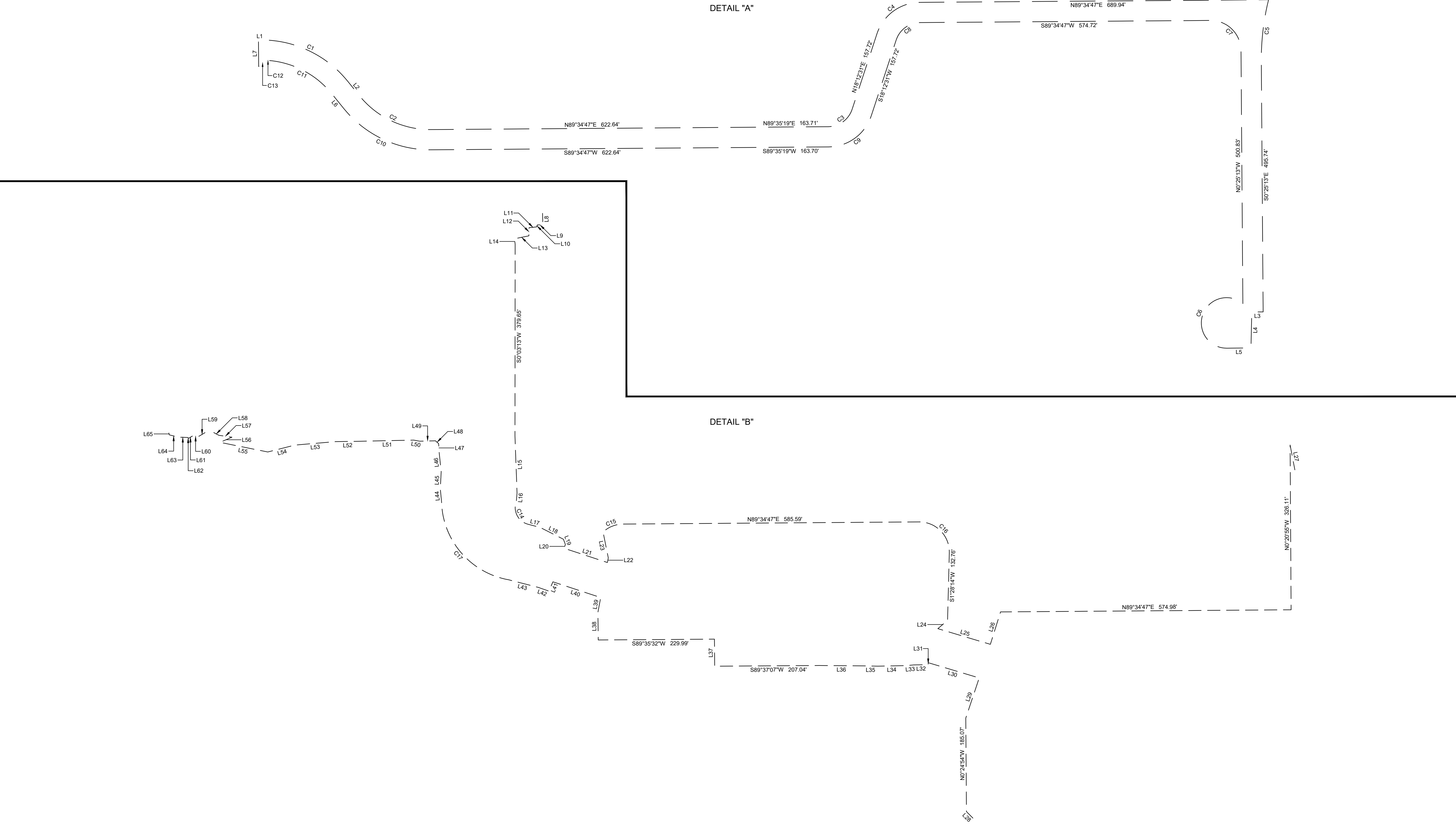
801 Cherry Street, Unit 11, # 1300 Tel. No. (817) 335-6511
 Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com

| <u>Scale</u> | <u>Drawn by</u> | <u>Checked by</u> | <u>Date</u> | <u>Project No.</u> | <u>Sheet No.</u> |
|--------------|-----------------|-------------------|-------------|--------------------|------------------|
| 1" = 100' | JBH | MCB | 4/21/2022 | 061281311 | 1 OF 3 |

REF CASE NO. FP-23-____
REF CASE NO. PP-21-096

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All rights reserved

DWG NAME: K:\FTW SURVEY\06\28\1311-MAJESTIC FORT WORTH SOUTH PHASE 3\DWG\06\28\1311-MAJESTIC FORT WORTH SOUTH PHASE 3.FP.DWG PLOTTED BY: HOPPER, BRADIN 2/15/2023 1:50 PM LAST SAVED 2/15/2023 1:50 PM



| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|-------------|---------|------------|-------------|---------|------------|-------------|---------|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH |
| L1 | N89°34'47"E | 3.81' | L44 | N05°28'48"W | 25.40' | L87 | S00°30'54"E | 37.50' |
| L2 | S39°02'57"E | 37.88' | L45 | N02°47'16"E | 34.50' | L88 | N89°34'47"E | 17.50' |
| L3 | S89°34'47"W | 22.50' | L46 | N05°58'00"W | 38.56' | L89 | N00°25'13"W | 5.00' |
| L4 | S01°14'30"W | 71.22' | L47 | N03°20'44"W | 17.26' | L90 | N89°34'47"E | 5.00' |
| L5 | S89°27'04"W | 47.80' | L48 | N48°43'09"W | 8.31' | L91 | S00°25'13"E | 5.00' |
| L6 | N39°02'57"W | 37.88' | L49 | S88°36'57"W | 31.29' | L92 | N89°34'47"E | 137.50' |
| L7 | N00°27'04"W | 52.69' | L50 | N79°41'17"W | 12.13' | L93 | N00°25'13"W | 10.00' |
| L8 | S01°20'01"E | 22.82' | L51 | S88°45'50"W | 106.13' | L94 | N89°34'47"E | 10.00' |
| L9 | S88°55'13"W | 10.88' | L52 | S89°07'39"W | 48.88' | L95 | S00°25'13"E | 10.00' |
| L10 | S17°32'36"W | 4.07' | L53 | S85°06'04"W | 80.62' | L96 | N89°34'47"E | 142.50' |
| L11 | S84°00'19"W | 15.21' | L54 | S75°43'47"W | 55.06' | L97 | N00°25'13"W | 10.00' |
| L12 | S01°24'26"W | 16.16' | L55 | N78°36'46"W | 96.44' | L98 | N89°34'47"E | 10.00' |
| L13 | S78°37'43"W | 29.10' | L56 | N66°40'56"E | 25.77' | L99 | S00°25'13"E | 10.00' |
| L14 | S07°34'06"E | 10.69' | L57 | N81°43'43"W | 26.20' | L100 | N00°25'13"W | 8.77' |
| L15 | S02°04'07"E | 113.54' | L58 | N61°44'17"W | 11.44' | L101 | N89°34'47"E | 15.00' |
| L16 | S05°10'56"W | 15.98' | L59 | S59°11'14"W | 13.68' | L102 | S00°25'13"E | 23.77' |
| L17 | S75°14'36"E | 25.07' | L60 | S89°54'08"W | 13.82' | L103 | S89°34'47"W | 59.10' |
| L18 | S63°07'43"E | 51.48' | L61 | S58°10'26"W | 7.89' | L104 | S00°25'13"E | 119.83' |
| L19 | S20°52'32"E | 11.12' | L62 | N58°48'37"W | 2.99' | L105 | N89°34'47"E | 40.00' |
| L20 | S18°04'09"W | 7.96' | L63 | N88°00'09"W | 18.72' | L106 | S00°25'13"E | 5.00' |
| L21 | S71°47'29"E | 90.10' | L64 | N75°25'54"W | 18.01' | L107 | S89°34'47"W | 40.00' |
| L22 | N10°50'14"E | 9.34' | L65 | N11°56'40"W | 3.77' | L108 | S00°25'13"E | 75.00' |
| L23 | N11°24'39"W | 52.33' | L66 | N00°27'04"W | 15.00' | L109 | N89°34'47"E | 61.00' |
| L24 | S49°50'41"W | 25.21' | L67 | N00°25'13"W | 10.00' | L110 | S00°25'13"E | 10.00' |
| L25 | S73°22'39"E | 108.49' | L68 | N89°34'47"E | 10.00' | L111 | S89°34'47"W | 61.00' |
| L26 | N17°26'15"E | 67.25' | L69 | S00°25'13"E | 10.00' | L112 | S89°34'47"W | 15.00' |
| L27 | S10°47'50"E | 50.11' | L70 | N89°34'47"E | 114.01' | L113 | N00°25'13"W | 22.63' |
| L28 | N44°35'24"W | 18.18' | L71 | N00°25'13"W | 37.50' | L114 | S89°34'47"W | 10.00' |
| L29 | N18°28'51"E | 83.82' | L72 | N89°34'47"E | 5.00' | L115 | N00°25'13"W | 10.00' |
| L30 | N73°22'39"W | 104.95' | L73 | S00°25'13"E | 37.50' | L116 | N89°34'47"E | 10.00' |
| L31 | S11°24'39"W | 3.95' | L74 | N00°25'13"W | 38.00' | L117 | S89°34'47"W | 13.11' |
| L32 | S89°13'31"W | 27.32' | L75 | N89°34'47"E | 10.00' | L118 | S00°25'13"E | 10.00' |
| L33 | S85°05'01"W | 16.92' | L76 | S00°25'13"E | 3.00' | L119 | S89°34'47"W | 10.00' |
| L34 | S88°50'00"W | 55.27' | L77 | N89°34'47"E | 5.00' | L120 | N00°25'13"W | 10.00' |
| L35 | N88°43'42"W | 27.91' | L78 | S00°25'13"E | 7.50' | L121 | S89°34'47"W | 2.50' |
| L36 | N89°32'05"W | 87.81' | L79 | S89°34'47"W | 5.00' | L122 | S00°25'13"E | 5.00' |
| L37 | N00°23'27"W | 53.55' | L80 | S00°25'13"E | 27.50' | L123 | S89°34'47"W | 5.00' |
| L38 | N00°43'39"W | 54.51' | L81 | N00°25'13"W | 32.50' | L124 | N00°25'13"W | 5.00' |
| L39 | N10°43'26"E | 30.00' | L82 | N89°34'47"E | 5.00' | L125 | N89°34'47"E | 114.24' |
| L40 | N71°47'29"W | 99.58' | L83 | S00°25'13"E | 32.50' | L126 | N89°27'42"E | 35.03' |
| L41 | S23°15'29"W | 20.03' | L84 | N89°34'47"E | 7.06' | L126 | S89°41'37"W | 35.00' |
| L42 | N70°42'00"W | 22.56' | L85 | N00°30'54"W | 37.50' | L127 | S89°34'47"W | 79.24' |
| L43 | N75°36'12"W | 59.96' | L86 | N89°34'47"E | 10.00' | | | |

| CURVE TABLE | | | | | |
|-------------|------------|---------|---------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 51°22'17" | 220.00' | 197.25' | S64°44'05"E | 190.71' |
| C2 | 51°22'17" | 180.00' | 161.39' | S64°44'05"E | 156.04' |
| C3 | 71°04'08" | 50.19' | 62.25' | N53°53'55"E | 58.34' |
| C4 | 71°22'15" | 90.00' | 112.11' | N53°53'39"E | 105.00' |
| C5 | 14°14'41" | 495.00' | 123.06' | S06°42'07"W | 122.75' |
| C6 | 220°38'19" | 50.00' | 192.54' | N19°46'14"E | 93.78' |
| C7 | 90°00'00" | 60.00' | 94.25' | N45°25'13"W | 84.85' |
| C8 | 71°22'15" | 50.00' | 62.28' | S53°53'39"W | 58.33' |
| C9 | 71°22'47" | 90.00' | 112.12' | S53°53'55"W | 105.01' |
| C10 | 51°22'17" | 220.00' | 197.25' | N64°44'05"W | 190.71' |
| C11 | 46°26'05" | 180.00' | 145.88' | N62°15'59"W | 141.92' |
| C12 | 18°01'18" | 5.00' | 1.57' | S85°30'19"W | 1.57' |
| C13 | 41°39'50" | 30.00' | 21.82' | S55°39'45"W | 21.34' |
| C14 | 95°37'01" | 34.29' | 57.22' | S26°51'41"E | 50.81' |
| C15 | 42°01'50" | 59.50' | 43.65' | N68°33'52"E | 42.68' |
| C16 | 93°06'58" | 59.50' | 96.70' | S43°51'44"E | 86.40' |
| C17 | 78°36'08" | 160.83' | 220.64' | N40°46'57"W | 203.74' |

OWNER:
HICKMAN INVESTMENTS, LTD.
131 EAST EXCHANGE, SUITE 207
FORT WORTH, TEXAS 76164

OWNER:
FORT WORTH EVERMAN/RISINGER
DEVELOPMENT, LLC
313 E EXCHANGE AVE, SUITE 212
FORT WORTH, TEXAS 76164

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

FINAL PLAT
LOTS 1-7, BLOCK 1,
FORT WORTH SOUTH III
BEING A 57.2986 ACRES SITUATED IN THE
JESSE B. RENFRO SURVEY, ABSTRACT NO. 1273
TARRANT COUNTY, TEXAS

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102

FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

| | | | | | |
|--------------------|-----------------|-------------------|-------------------|--------------------------|---------------------|
| Scale 1" = 100' | Drawn by JBH | Checked by MCB | Date 4/21/2022 | Project No. 061281311 | Sheet No. 2 OF 3 |
|--------------------|-----------------|-------------------|-------------------|--------------------------|---------------------|

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Fort Worth Everman/Risinger Development, LLC is the owner of a 57.2986 acre (2,495,925 square feet) tract of land situated in the Jesse B. Renfro Survey, Abstract No. 1273, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 1, Mrs. Mittie Scott Tract, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-D, Page 113 of the Plat Records of Tarrant County, Texas; said tract also being part of that tract of land described in Special Warranty Deed to Fort Worth Everman/Risinger Development, LLC recorded in Instrument No. D221068720 of the Official Public Records of Tarrant County, Texas; said tract being all of the tract of land described in General Warranty Deed to Hickman Investments, Ltd. recorded in Instrument No. D206265983 of said Official Public Records; said tract being all of Lot 2, Block 1, Charles Medical Plaza, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-172, Page 88 of said Plat Records, and being all of the 30-foot wide right-of-way dedication shown on the plat of Charles Medical Plaza, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-172, Page 88 of said Plat Records; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set in the east right-of-way line of Interstate Highway 35-W (a variable width right-of-way), and being the northwest corner of Lot 4R, Block 1, Beckman Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Instrument No. D214233683 of said Official Public Records; from said point a 1/2-inch iron rod found bears South 6°09'49" East, a distance of 2.05 feet;

THENCE North 0°27'04" West, along the said east right-of-way line of Interstate Highway 35-W, a distance of 332.61 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the northwest corner of said Lot 2, Block 1;

THENCE North 89°35'24" East, along the north line of said Lot 2, Block 1, a distance of 249.67 feet to a 1/2-inch iron rod found for the northeast corner of said Lot 2, Block 1;

THENCE North 0°35'48" West, along the east terminus of the said 30-foot wide right-of-way dedication, passing at a distance of 30.00 feet a 1/2-inch iron rod found for the northeast terminus of the said 30-foot right-of-way dedication, and continuing in all a total distance of 250.91 feet to a 5/8-inch iron rod found for corner in the south line of Lot 1, Block 1, Solitaire Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Cabinet B, Slide 730 of said Plat Records, and being the northeast corner of Lot 1, Block 1, Charles Medical Plaza Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-130, Page 50 of said Plat Records;

THENCE North 89°27'42" East, along the said south line of Lot 1, Block 1, Solitaire Addition, a distance of 712.85 feet to a 1/2-inch iron rod found at the southeast corner of said Lot 1, Block 1, Solitaire Addition;

THENCE North 0°28'55" West, along the east line of said Lot 1, Block 1, Solitaire Addition and the east line of a tract of land described in Warranty Deed with Vendor's Lien to Jakpenn Corp. recorded in Volume 12584, Page 128 of the Deed Records of Tarrant County, Texas, a distance of 428.17 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the south line of Lot 1, Block 1, Delta Steel Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Cabinet A, Slide 3061 of said Plat Records, for the northeast corner of said Jakpenn Corp. Tract,

THENCE North 89°34'47" East, along the said south line of Lot 1, Block 1, Delta Steel Addition, passing at a distance of 247.96 feet a 1-inch iron pipe found for the southwest corner of a called' 68.828 acre tract of land described in Special Cash Warranty Deed to TCRG Opportunity VII, LLC recorded in Instrument No. D216175390 of said Official Public Records, passing at a distance of 1260.74 feet a 3/4-inch iron pipe found for corner at the southeast corner of said Weyerhaeuser NR Company Tract and the southwest corner of Lot 2-E, Block 2, Oak Grove Park First Filing, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-113, Page 2 of said Plat Records, and continuing in all a total distance of 1675.20 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the northwest corner of a tract of land described in Special Cash Warranty Deed to TCRG Opportunity VII, LLC recorded in Instrument No. D216176075 of said Official Public Records;

THENCE South 0°41'52" East, along the west line of said TCRG Opportunity VII, LLC tract and the west line of said Lot 2, Mrs. Mittie Scott Tract, a distance of 1203.23 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE departing the said west line of TCRG Opportunity VII, LLC tract and the said west line of said Lot 2, Mrs. Mittie Scott Tract, South 89°34'47" West, a distance of 681.09 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 0°25'13" East, a distance of 71.19 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 89°27'04" West, passing at a distance of 27.50 feet a 5/8-inch iron rod with cap stamped "KHA" set for the northeast corner of Lot 1, Block 1, Loma Plant Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-135, Page 94 of said Plat Records, continuing along the north line of said Lot 1, Block 1, Loma Plant Addition, a distance of 969.85 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the east line of said Lot 4R, Block 1, Beckman Addition, and being the northwest corner of said Lot 1, Block 1, Loma Plant Addition;

THENCE North 0°39'10" West, along the said east line of Lot 6, Block 1, Beckman Addition, a distance of 396.25 feet to a 1/2-inch iron rod with cap "JPH Land Surveying" found for the northeast corner of said Lot 6, Block 1, Beckman Addition;

THENCE South 89°24'21" West, along the north line of said Lot 6, Block 1, Beckman Addition, a distance of 962.49 feet to the POINT OF BEGINNING and containing 57.2986 acres or 2,495,925 square feet of land, more or less.

NOTES:

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on January 7, 2021 with an applied combined scale factor of 1.000130129.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.

All corners are 5/8-inch iron rods with "KHA" cap found, unless otherwise noted.

Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

OWNER'S DEDICATION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

NOW AND THEREFORE, know all men by these presents that Fort Worth Everman/Risinger Development, LLC does hereby adopt this plat as **FORT WORTH SOUTH III**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the _____ day of _____, 2023.

By: Fort Worth Everman/Risinger Development, LLC, a Texas limited liability company

By: Majestic-Everman Investor, LLC, a Delaware limited liability company, its Managing Member

By: Majestic Realty Co., a California corporation, Managers Agent

By: _____
Edward P. Roski, Jr., President & Chairman of the Board

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Edward P. Roski, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of California

My Commission expires: _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF _____

NOW AND THEREFORE, know all men by these presents that Hikman Family, LP does hereby adopt this plat as **FORT WORTH SOUTH III**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the _____ day of _____, 2023.

By: _____
Name, Title

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

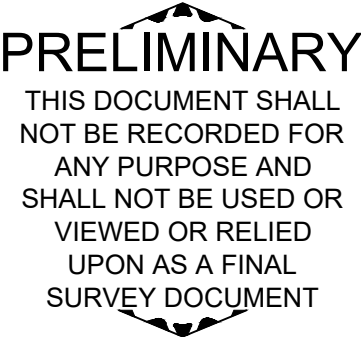
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Fort Worth.



Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water & 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

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.

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 the 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.

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.

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.

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".

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 areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owner 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.

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.

PARKWAY IMPROVEMENTS

Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

PUBLIC OPEN SPACE EASEMENTS

No structure, object or plant of any type may obstruct vision from a height of 24- inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

FLOOD 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. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways 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 ways are occasionally subject to stormwater 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.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement without 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 feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

FLOOD STATEMENT:

According to Map No. 48439C0430L, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located within Zone "A" and is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



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

FINAL PLAT
LOTS 1-7, BLOCK 1,
FORT WORTH SOUTH III
BEING A 57.2986 ACRES SITUATED IN THE
JESSE B. RENFRO SURVEY, ABSTRACT NO. 1273
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 | JBH | MCB | 4/21/2022 | 061281311 | 3 OF 3 |

REF CASE NO. FP-23-
REF CASE NO. PP-21-096

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.

OWNER:
FORT WORTH EVERMAN/RISINGER
DEVELOPMENT, LLC
313 E EXCHANGE AVE, SUITE 212
FORT WORTH, TEXAS 76164

OWNER:
HICKMAN INVESTMENTS, LTD.
131 EAST EXCHANGE, SUITE 207
FORT WORTH, TEXAS 76164