

**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. = INSTRUMENT NUMBER
  - C.M. = CONTROLLING MONUMENT FOUND
  - CMF = CONCRETE MONUMENT FOUND
  - XF = "X" IN CONCRETE FOUND
  - IRF = IRON ROD FOUND
  - IRFC = 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. 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.

**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 207  
FORT WORTH, TEXAS 76164

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

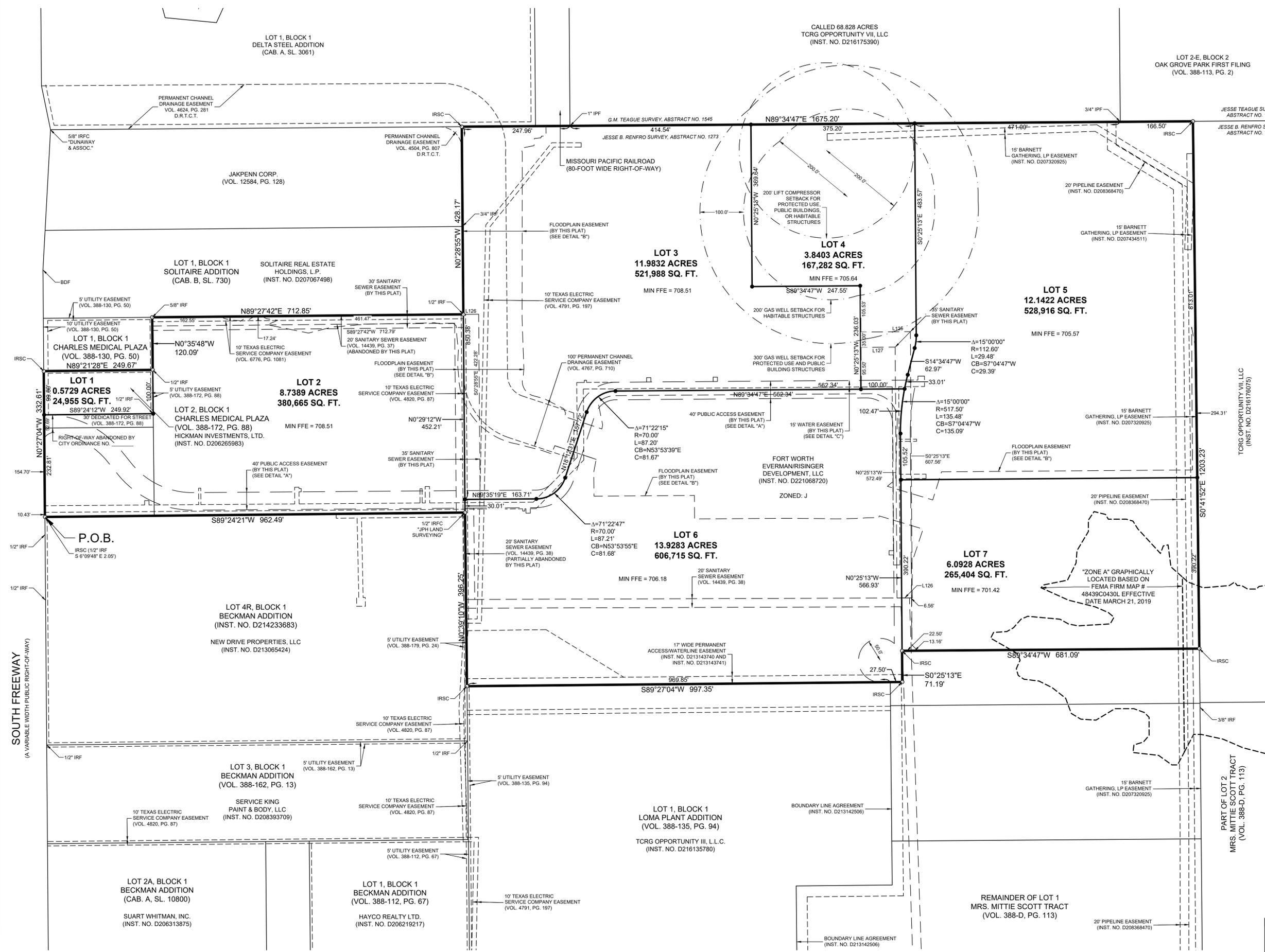
**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
PHONE: 817-335-6511  
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

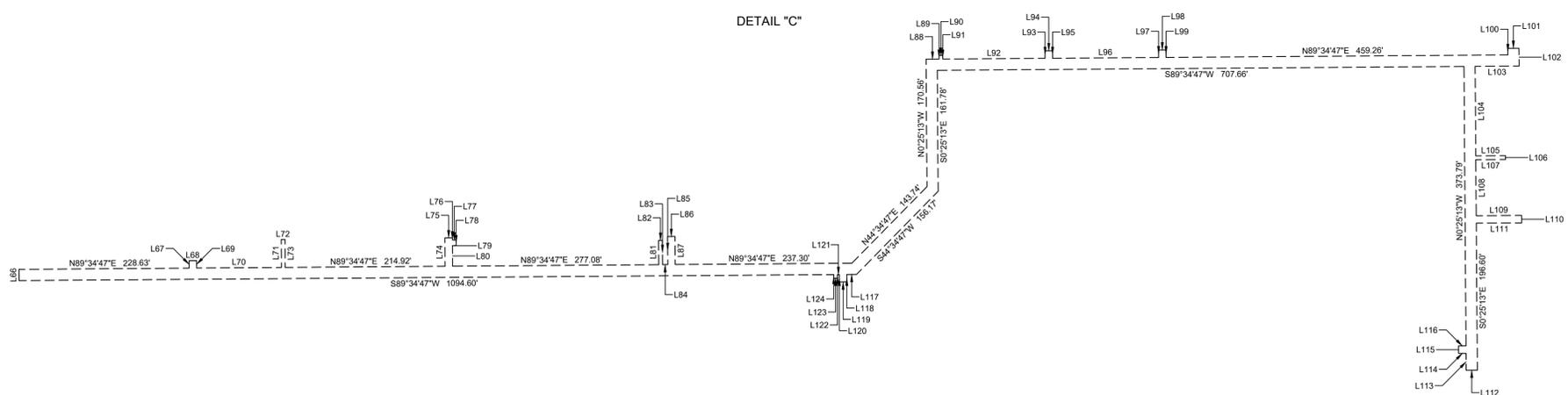
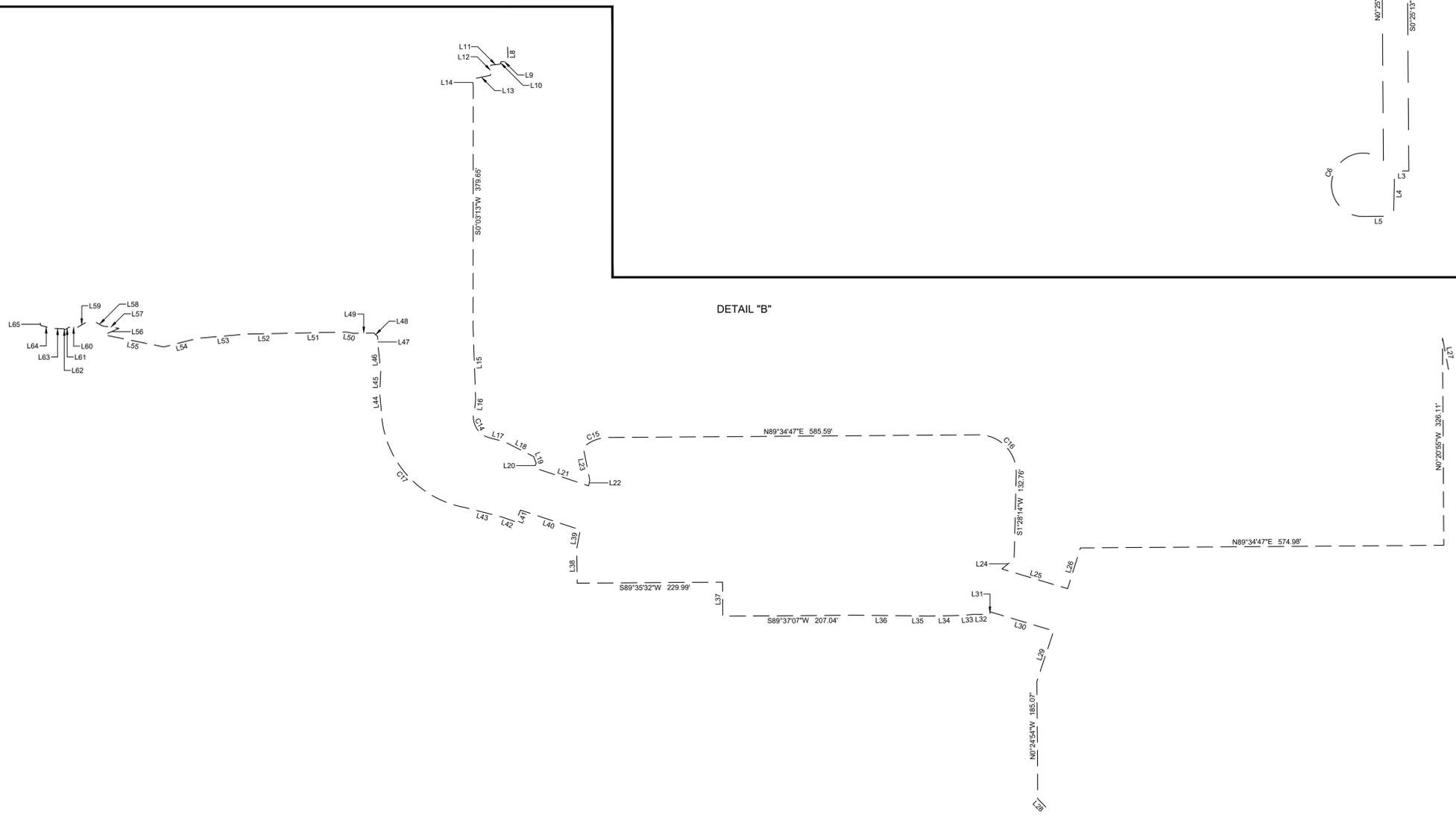
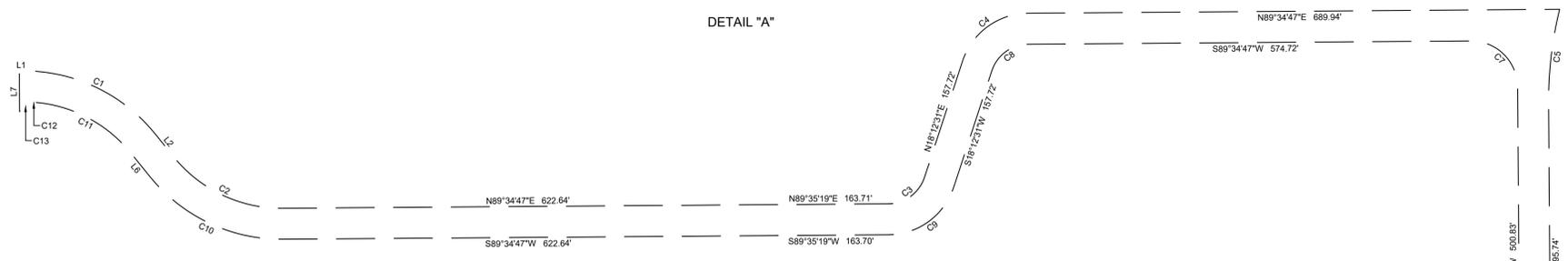
**FINAL PLAT**  
**LOTS 1-7, BLOCK 1,**  
**FORT WORTH SOUTH III**  
BEING A 57.2986 ACRES SITUATED IN THE  
JESSE B. RENFRO SURVEY, ABSTRACT NO. 1273  
TARRANT COUNTY, TEXAS

**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.
1" = 100'	JBH	MCB	4/21/2022	061281311	1 OF 3





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	S38°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	17.28'	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°24'28"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	S88°10'26"W	7.69'	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  
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**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  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JBH	MCB	4/21/2022	061281311	2 OF 3

DWG NAME: K:\FTW\_SURVEY\062811\MAJESTIC FORT WORTH SOUTH PHASE 3.FP.DWG PLOTTED BY: HOPPER, BRANDIN 2/15/2023 1:53 PM LAST SAVED 2/15/2023 1:59 PM

**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 Japkenn 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 Japkenn 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 68.829 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.

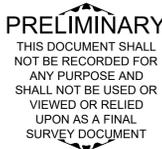
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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 "X" 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.



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**



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