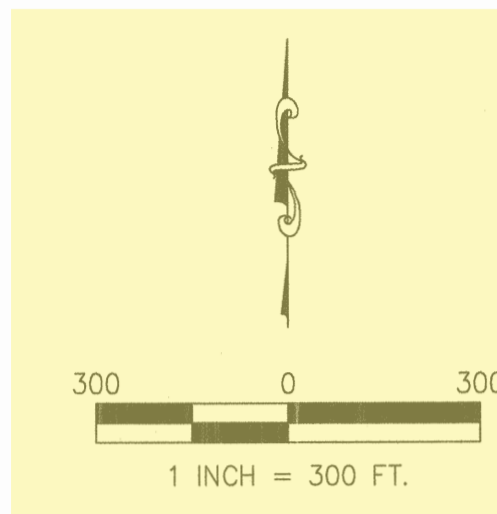
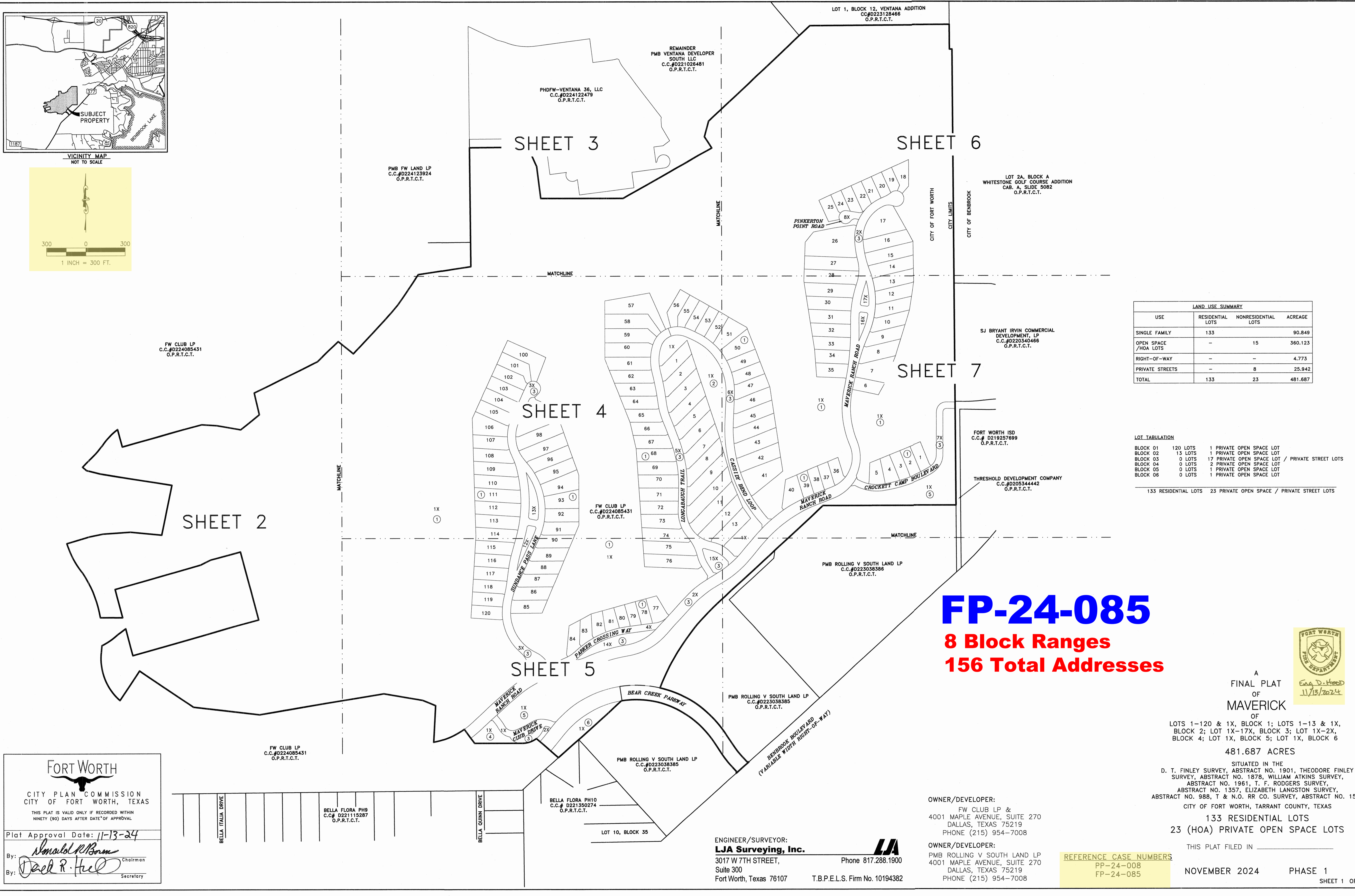


VICINITY MAP  
NOT TO SCALE



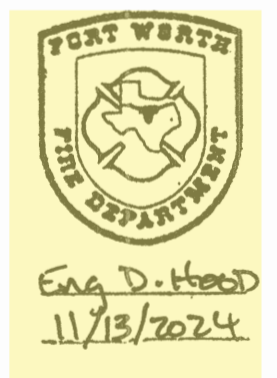
1 INCH = 300 FT.



LAND USE SUMMARY			
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	133		90.849
OPEN SPACE /HOA LOTS	-	15	360.123
RIGHT-OF-WAY	-	-	4.773
PRIVATE STREETS	-	8	25.942
TOTAL	133	23	481.687

LOT TABULATION		
BLOCK 01	120 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 02	13 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 03	0 LOTS	17 PRIVATE OPEN SPACE LOT / PRIVATE STREET LOTS
BLOCK 04	0 LOTS	2 PRIVATE OPEN SPACE LOT
BLOCK 05	0 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 06	0 LOTS	1 PRIVATE OPEN SPACE LOT
133 RESIDENTIAL LOTS 23 PRIVATE OPEN SPACE / PRIVATE STREET LOTS		

**FP-24-085**  
**8 Block Ranges**  
**156 Total Addresses**



A  
 FINAL PLAT  
 OF  
**MAVERICK**  
 OF

LOTS 1-120 & 1X, BLOCK 1; LOTS 1-13 & 1X,  
 BLOCK 2; LOT 1X-17X, BLOCK 3; LOT 1X-2X,  
 BLOCK 4; LOT 1X, BLOCK 5; LOT 1X, BLOCK 6

481.687 ACRES

SITUATED IN THE  
 D. T. FINLEY SURVEY, ABSTRACT NO. 1901, THEODORE FINLEY  
 SURVEY, ABSTRACT NO. 1878, WILLIAM ATKINS SURVEY,  
 ABSTRACT NO. 1961, T. F. RODGERS SURVEY,  
 ABSTRACT NO. 1357, ELIZABETH LANGSTON SURVEY,  
 ABSTRACT NO. 988, T & N.O. RR CO. SURVEY, ABSTRACT NO. 1565  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

133 RESIDENTIAL LOTS  
 23 (HOA) PRIVATE OPEN SPACE LOTS

THIS PLAT FILED IN \_\_\_\_\_

NOVEMBER 2024

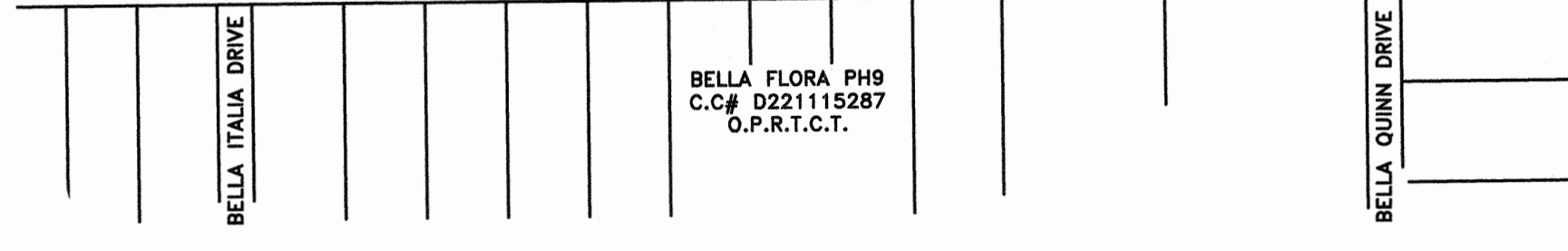
PHASE 1

SHEET 1 OF 9

**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: 11-13-24

By: *Donald R. Boren* Chairman  
 By: *Deed R. Heil* Secretary



BELLA FLORA PH9  
 C.C.# D221115287  
 O.P.R.T.C.T.

BELLA FLORA PH10  
 C.C.# D221350274  
 O.P.R.T.C.T.

LOT 10, BLOCK 35

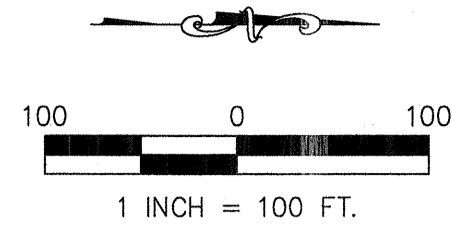
ENGINEER/SURVEYOR:  
**LJA Surveying, Inc.**  
 3017 W 7TH STREET,  
 Suite 300  
 Fort Worth, Texas 76107  
 Phone 817.288.1900  
 T.B.P.E.L.S. Firm No. 10194382

OWNER/DEVELOPER:  
 FW CLUB LP &  
 4001 MAPLE AVENUE, SUITE 270  
 DALLAS, TEXAS 75219  
 PHONE (215) 954-7008

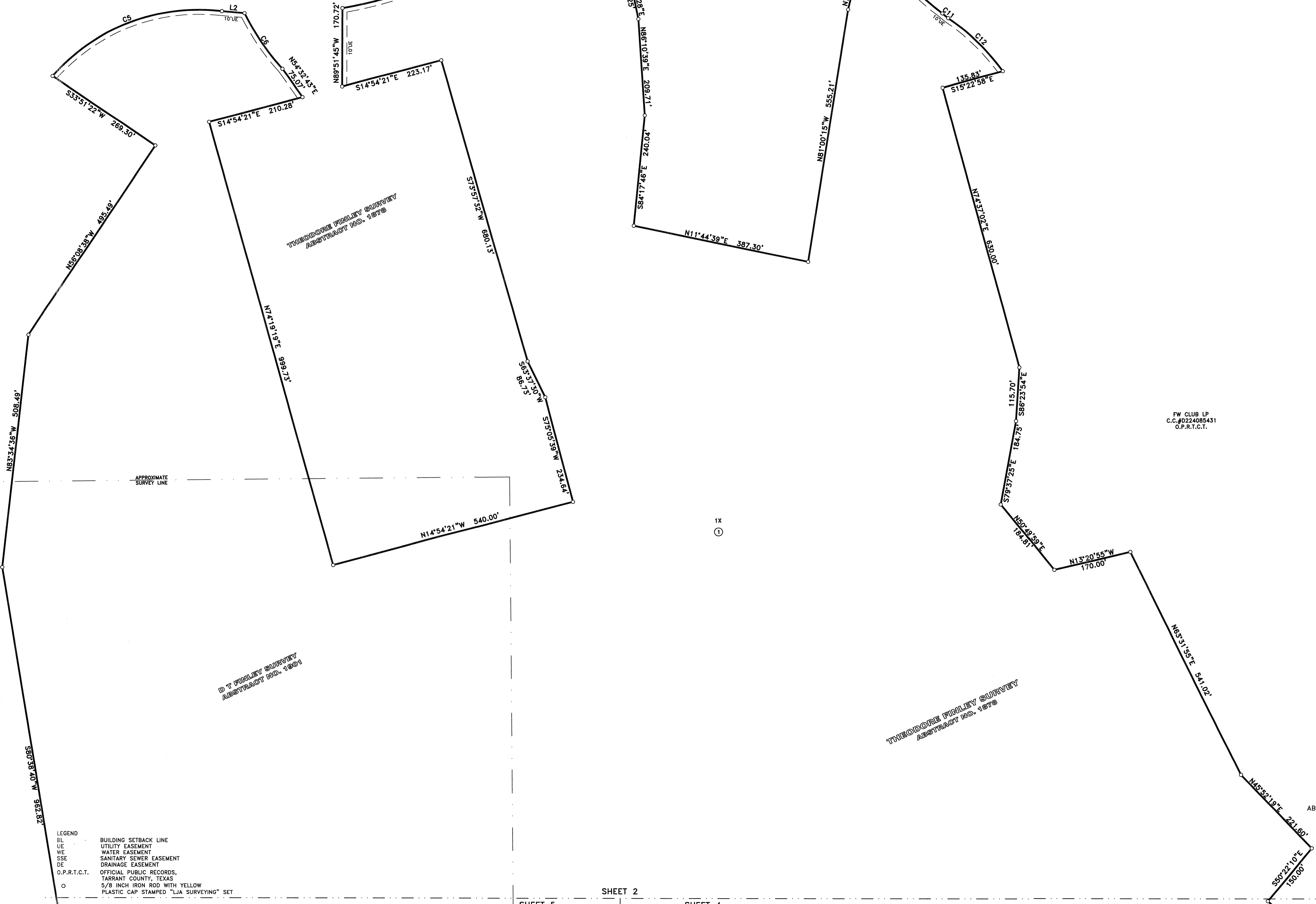
OWNER/DEVELOPER:  
 PMB ROLLING V SOUTH LAND LP  
 4001 MAPLE AVENUE, SUITE 270  
 DALLAS, TEXAS 75219  
 PHONE (215) 954-7008

REFERENCE CASE NUMBERS  
 PP-24-008  
 FP-24-085

MAVERICK, PHASE 1



FW CLUB LP  
C.C.#D224085431  
O.P.R.T.C.T.



FW CLUB LP  
C.C.#D224085431  
O.P.R.T.C.T.



A  
FINAL PLAT  
OF  
MAVERICK  
OF

LOTS 1-120 & 1X, BLOCK 1; LOTS 1-13 & 1X,  
BLOCK 2; LOT 1X-17X, BLOCK 3; LOT 1X-2X,  
BLOCK 4; LOT 1X, BLOCK 5; LOT 1X, BLOCK 6

481.687 ACRES

SITUATED IN THE  
D. T. FINLEY SURVEY, ABSTRACT NO. 1901, THEODORE FINLEY  
SURVEY, ABSTRACT NO. 1878, WILLIAM ATKINS SURVEY,  
ABSTRACT NO. 1961, T. F. RODGERS SURVEY,  
ABSTRACT NO. 1357, ELIZABETH LANGSTON SURVEY,  
ABSTRACT NO. 988, T & N.O. RR CO. SURVEY, ABSTRACT NO. 1565  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

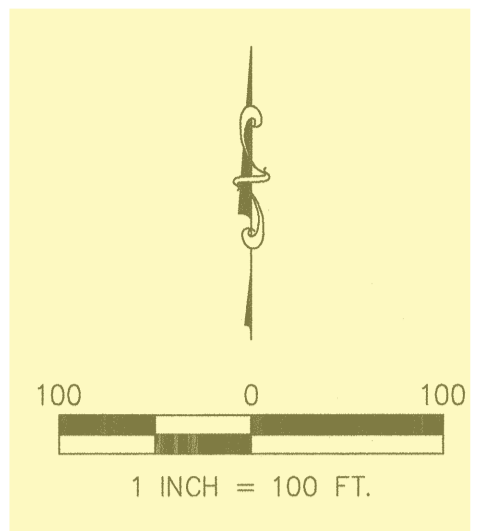
133 RESIDENTIAL LOTS  
23 (HOA) PRIVATE OPEN SPACE LOTS

THIS PLAT FILED IN \_\_\_\_\_

NOVEMBER 2024

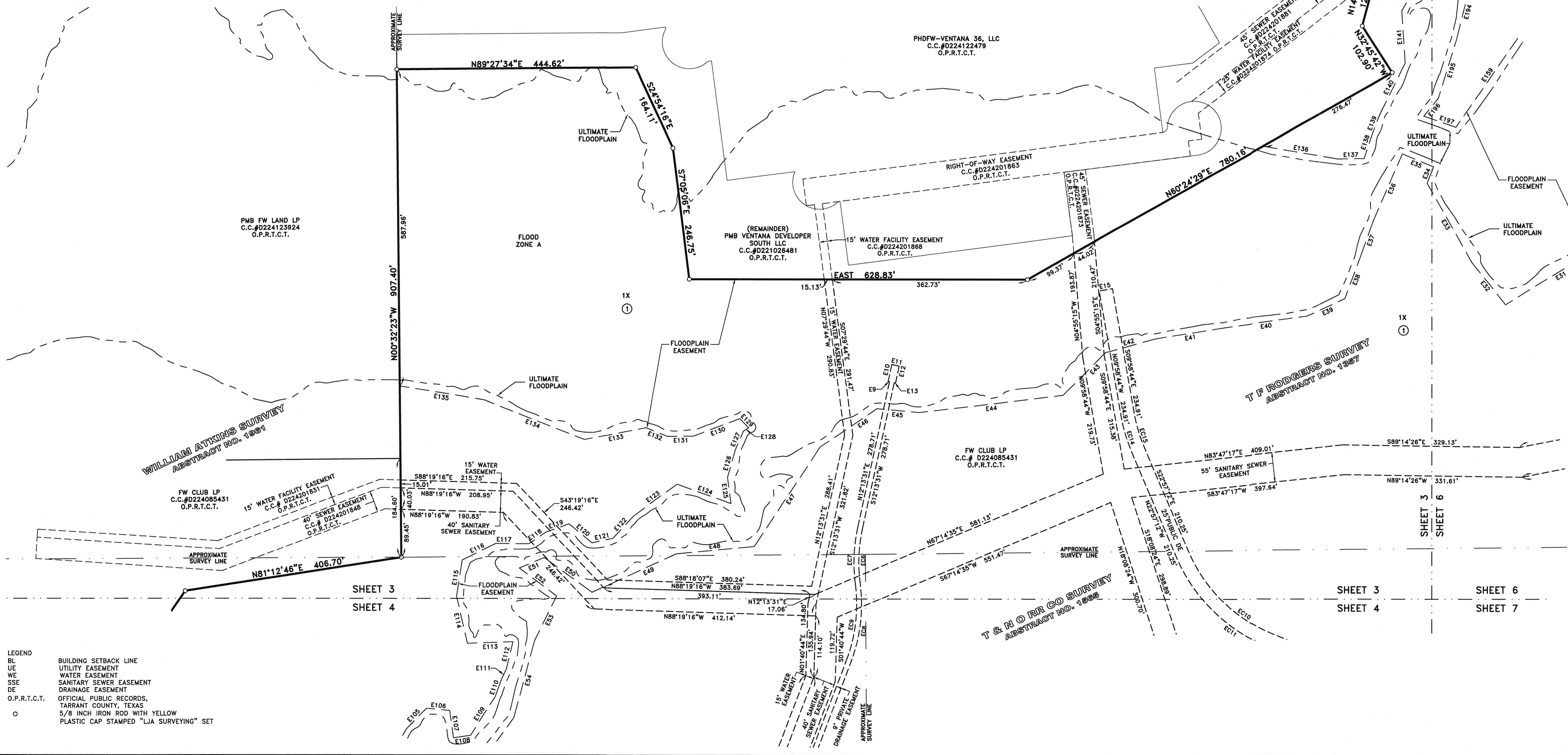
PHASE 1

- LEGEND
- BL BUILDING SETBACK LINE
  - UE UTILITY EASEMENT
  - WE WATER EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - DE DRAINAGE EASEMENT
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS,  
TARRANT COUNTY, TEXAS
  - 5/8 INCH IRON ROD WITH YELLOW  
PLASTIC CAP STAMPED "LJA SURVEYING" SET



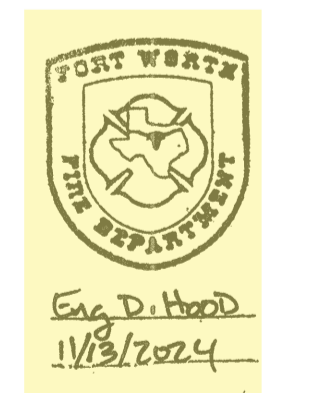
Multiple tables containing line data with columns for LINE, BEARING, and DISTANCE. Each table represents a different section of the survey boundary.

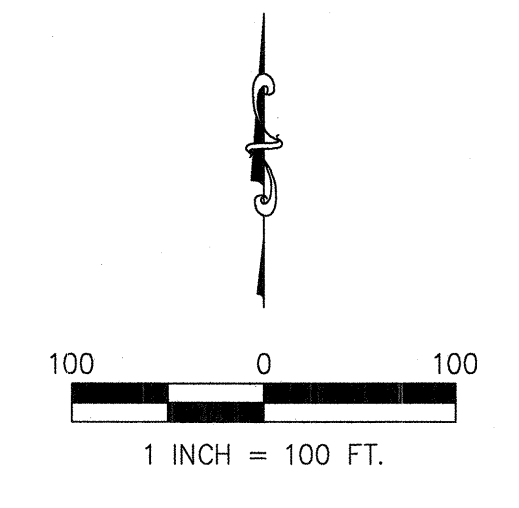
CURVE TABLE with columns for CURVE, CENTRAL ANGLE, RADIUS, CH. BEARING, CHORD, and ARC LENGTH. Lists 57 curves (EC6 to EC57) with their respective geometric data.



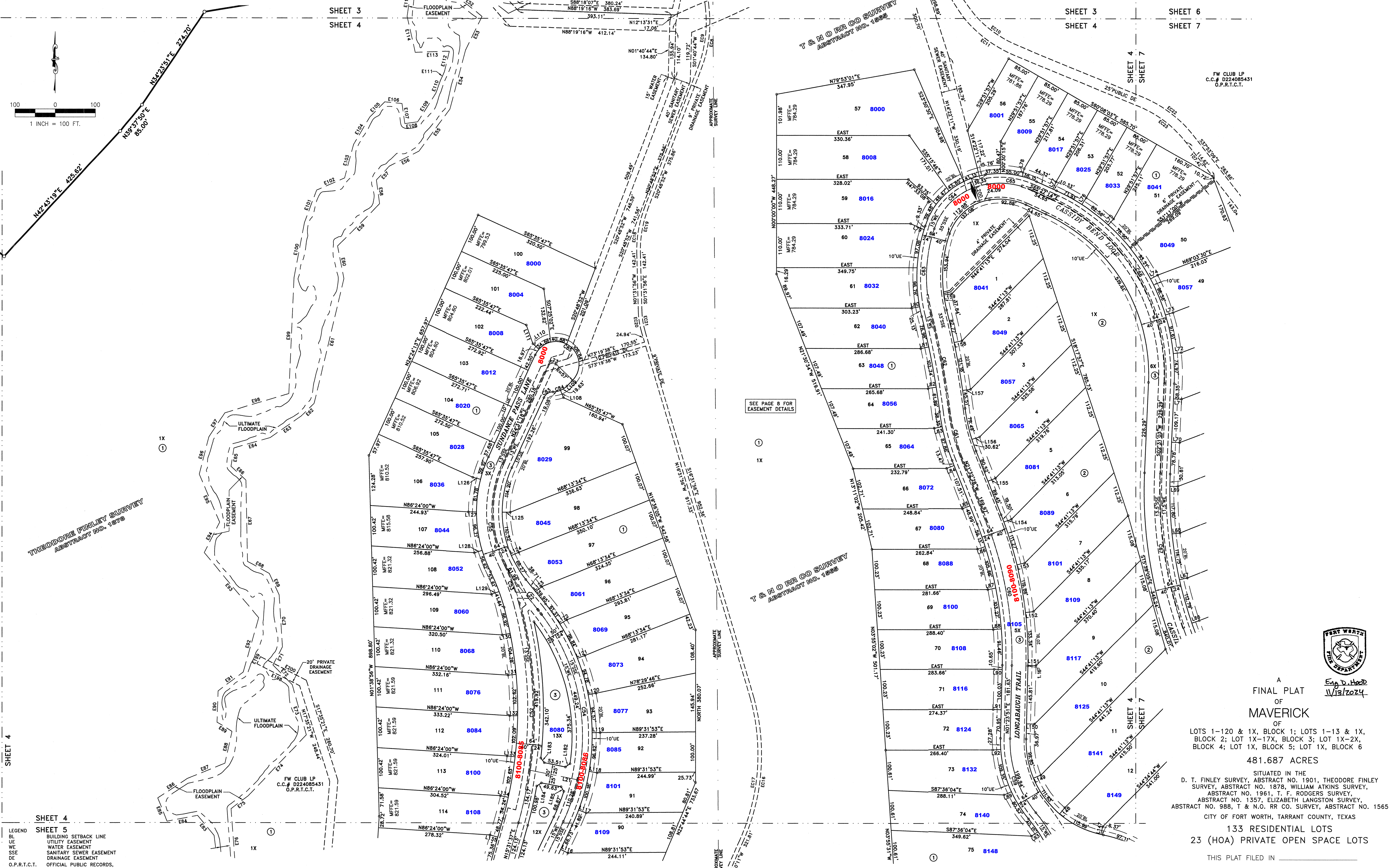
LEGEND
BL BUILDING SETBACK LINE
UE UTILITY EASEMENT
WE WATER EASEMENT
SSE SANITARY SEWER EASEMENT
DE DRAINAGE EASEMENT
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET

A
FINAL PLAT
OF
MAVERICK
OF
LOTS 1-120 & 1X, BLOCK 1; LOTS 1-13 & 1X, BLOCK 2; LOT 1X-17X, BLOCK 3; LOT 1X-2X, BLOCK 4; LOT 1X, BLOCK 5; LOT 1X, BLOCK 6
481.687 ACRES
SITUATED IN THE
D. T. FINLEY SURVEY, ABSTRACT NO. 1901, THEODORE FINLEY SURVEY, ABSTRACT NO. 1878, WILLIAM ATKINS SURVEY, ABSTRACT NO. 1961, T. F. RODGERS SURVEY, ABSTRACT NO. 1357, ELIZABETH LANGSTON SURVEY, ABSTRACT NO. 988, T & N.O. RR CO. SURVEY, ABSTRACT NO. 1565
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
133 RESIDENTIAL LOTS
23 (HOA) PRIVATE OPEN SPACE LOTS
THIS PLAT FILED IN
NOVEMBER 2024 PHASE 1
SHEET 3 OF 9





SHEET 3 SHEET 4 SHEET 6 SHEET 7



FW CLUB LP  
C.C.# D224085431  
O.P.R.T.C.T.

SEE PAGE 8 FOR  
EASEMENT DETAILS



Eng. D. Heed  
11/13/2024

A  
FINAL PLAT  
OF  
MAVERICK  
OF

LOTS 1-120 & 1X, BLOCK 1; LOTS 1-13 & 1X,  
BLOCK 2; LOT 1X-17X, BLOCK 3; LOT 1X-2X,  
BLOCK 4; LOT 1X, BLOCK 5; LOT 1X, BLOCK 6

481.687 ACRES

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D. T. FINLEY SURVEY, ABSTRACT NO. 1901, THEODORE FINLEY  
SURVEY, ABSTRACT NO. 1878, WILLIAM ATKINS SURVEY,  
ABSTRACT NO. 1961, T. F. RODGERS SURVEY,  
ABSTRACT NO. 1357, ELIZABETH LANGSTON SURVEY,  
ABSTRACT NO. 988, T & N.O. RR CO. SURVEY, ABSTRACT NO. 1565  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

133 RESIDENTIAL LOTS  
23 (HOA) PRIVATE OPEN SPACE LOTS

THIS PLAT FILED IN \_\_\_\_\_

NOVEMBER 2024 PHASE 1

- LEGEND
- BL BUILDING SETBACK LINE
  - UE UTILITY EASEMENT
  - WE WATER EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - DE DRAINAGE EASEMENT
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - CIRS 5/8 INCH IRON ROD WITH YELLOW SLANT CAP STAMPED "LIA SURVEYING" SET
  - STREET NAME CHANGE

SHEET 4

SHEET 2

SHEET 4

SHEET 4

SHEET 4

SHEET 4

SHEET 4

SHEET 4

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SHEET 4

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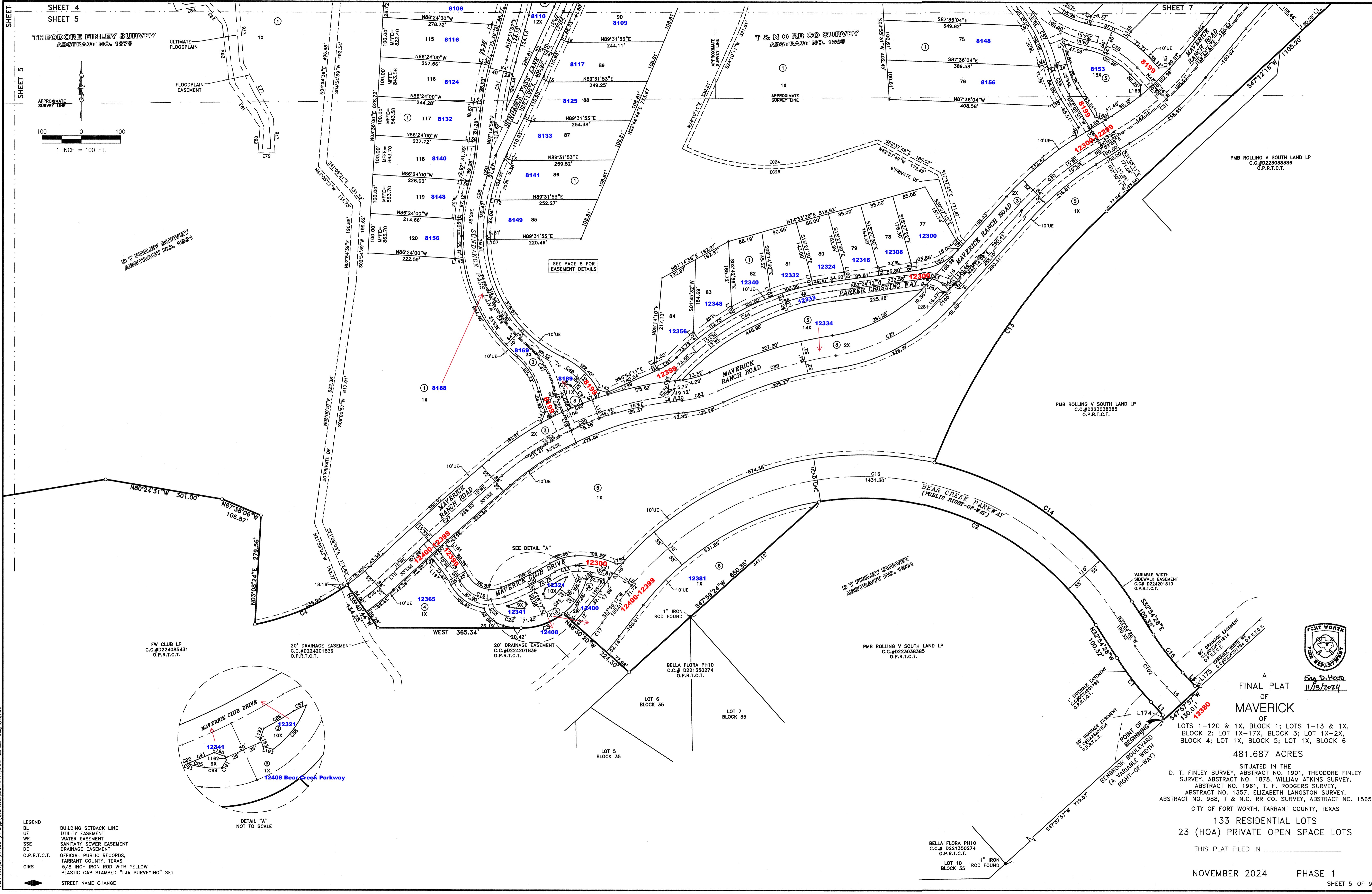
SHEET 4

SHEET 4

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SHEET 4



SHEET 4  
SHEET 5  
THEODORE FINLEY SURVEY  
ABSTRACT NO. 1878  
ULTIMATE FLOODPLAIN  
FLOODPLAIN EASEMENT  
APPROXIMATE SURVEY LINE  
100 0 100  
1 INCH = 100 FT.

D T FINLEY SURVEY  
ABSTRACT NO. 1901

T & N O R R CO SURVEY  
ABSTRACT NO. 1888

SHEET 7

PMB ROLLING V SOUTH LAND LP  
C.C.#D223038386  
O.P.R.T.C.T.

PMB ROLLING V SOUTH LAND LP  
C.C.#D223038385  
O.P.R.T.C.T.

FW CLUB LP  
C.C.#D224085431  
O.P.R.T.C.T.

20' DRAINAGE EASEMENT  
C.C.#D224201839  
O.P.R.T.C.T.

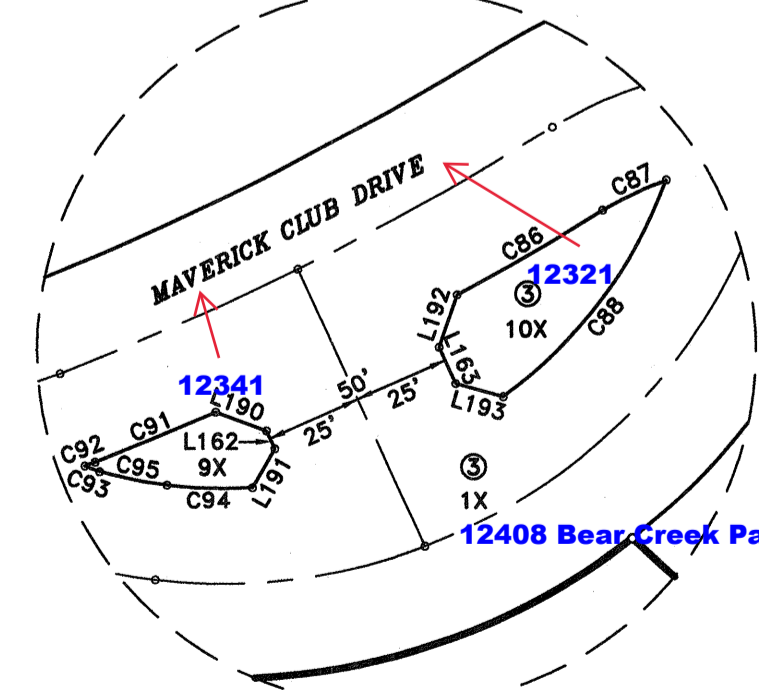
20' DRAINAGE EASEMENT  
C.C.#D224201839  
O.P.R.T.C.T.

PMB ROLLING V SOUTH LAND LP  
C.C.#D223038385  
O.P.R.T.C.T.

BELLA FLORA PH10  
C.C.# D221350274  
O.P.R.T.C.T.

VARIABLE WIDTH  
SIDEWALK EASEMENT  
C.C.# D224201810  
O.P.R.T.C.T.

80' DRAINAGE EASEMENT  
C.C.#D223038384  
O.P.R.T.C.T.



FOR D. HOOVER  
11/13/2024

A  
FINAL PLAT  
OF  
MAVERICK  
OF  
LOTS 1-120 & 1X, BLOCK 1; LOTS 1-13 & 1X,  
BLOCK 2; LOT 1X-17X, BLOCK 3; LOT 1X-2X,  
BLOCK 4; LOT 1X, BLOCK 5; LOT 1X, BLOCK 6  
481.687 ACRES

SITUATED IN THE  
D. T. FINLEY SURVEY, ABSTRACT NO. 1901, THEODORE FINLEY  
SURVEY, ABSTRACT NO. 1878, WILLIAM ATKINS SURVEY,  
ABSTRACT NO. 1961, T. F. RODGERS SURVEY,  
ABSTRACT NO. 1357, ELIZABETH LANGSTON SURVEY,  
ABSTRACT NO. 988, T & N O. RR CO. SURVEY, ABSTRACT NO. 1565  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

133 RESIDENTIAL LOTS  
23 (HOA) PRIVATE OPEN SPACE LOTS

THIS PLAT FILED IN \_\_\_\_\_

NOVEMBER 2024 PHASE 1

SHEET 5 OF 9

- LEGEND
- BL BUILDING SETBACK LINE
  - UE UTILITY EASEMENT
  - WE WATER EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - DE DRAINAGE EASEMENT
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - CIRS 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET
  - STREET NAME CHANGE

BELLA FLORA PH10  
C.C.# D221350274  
O.P.R.T.C.T.  
1" IRON ROD FOUND  
LOT 10  
BLOCK 35



SHEET 6  
SHEET 7

FW CLUB LP  
C.C.# D224085431  
O.P.R.T.C.T.

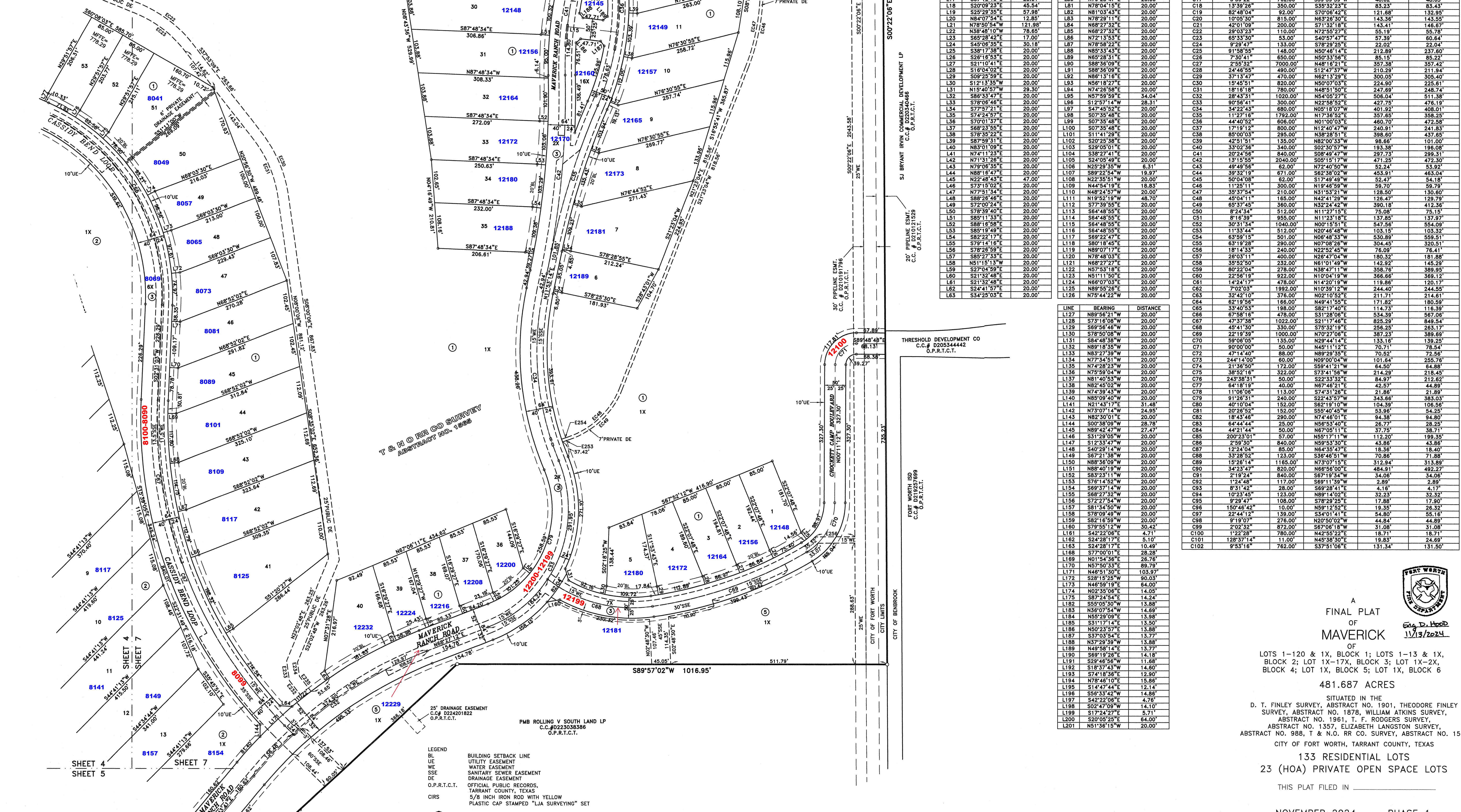
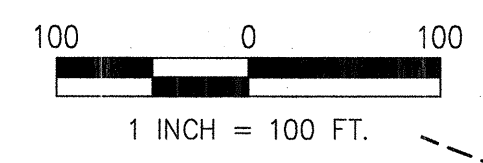
T & N O R R A CO SURVEY  
ABSTRACT NO. 1868

PMB ROLLING V SOUTH LAND LP  
C.C.# D223038386  
O.P.R.T.C.T.

SJ BRYANT IRVIN COMMERCIAL DEVELOPMENT LP  
C.C.# D210121529  
O.P.R.T.C.T.

THRESHOLD DEVELOPMENT CO  
C.C.# D205344442  
O.P.R.T.C.T.

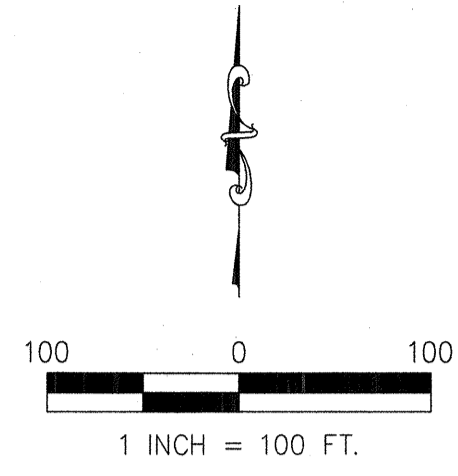
FORT WORTH ISD  
C.C.# D210121529  
O.P.R.T.C.T.



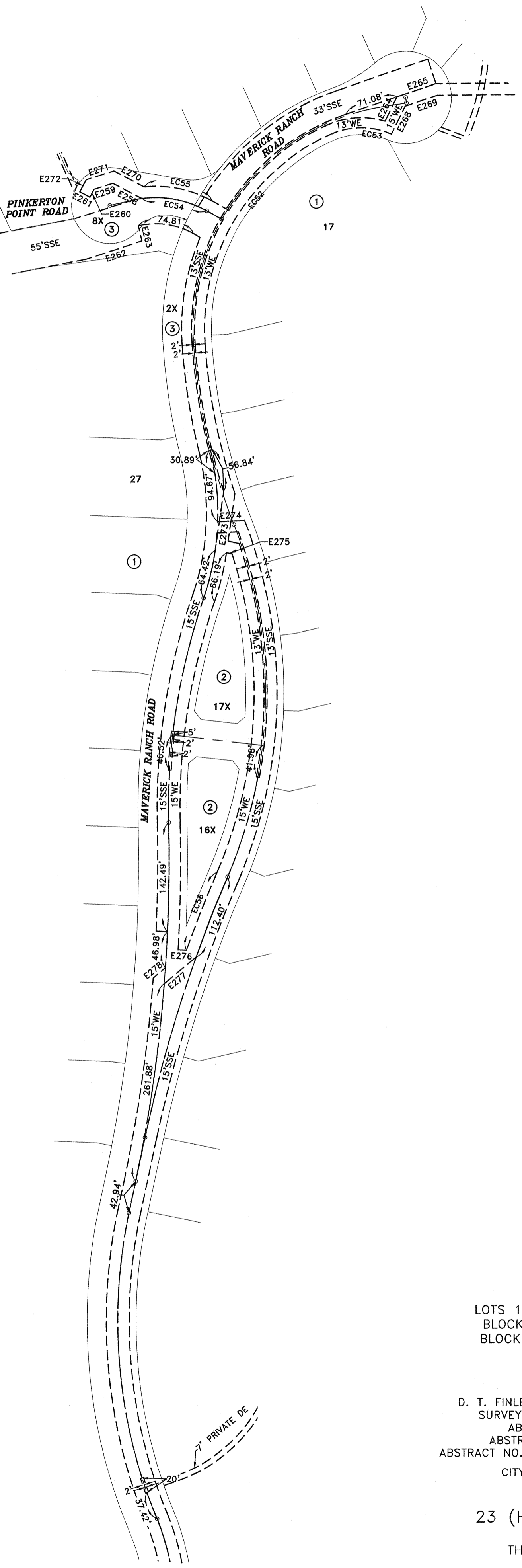
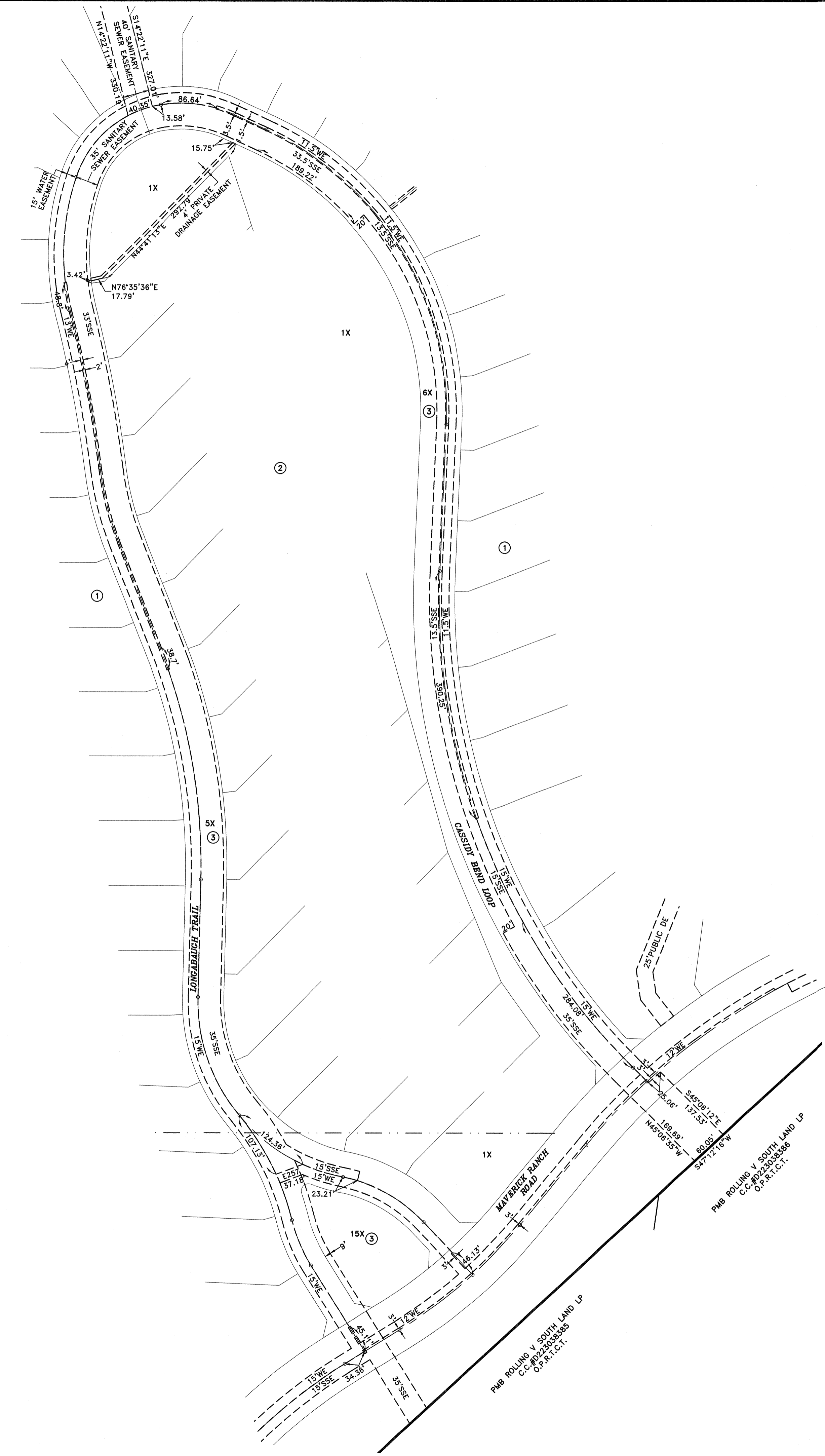
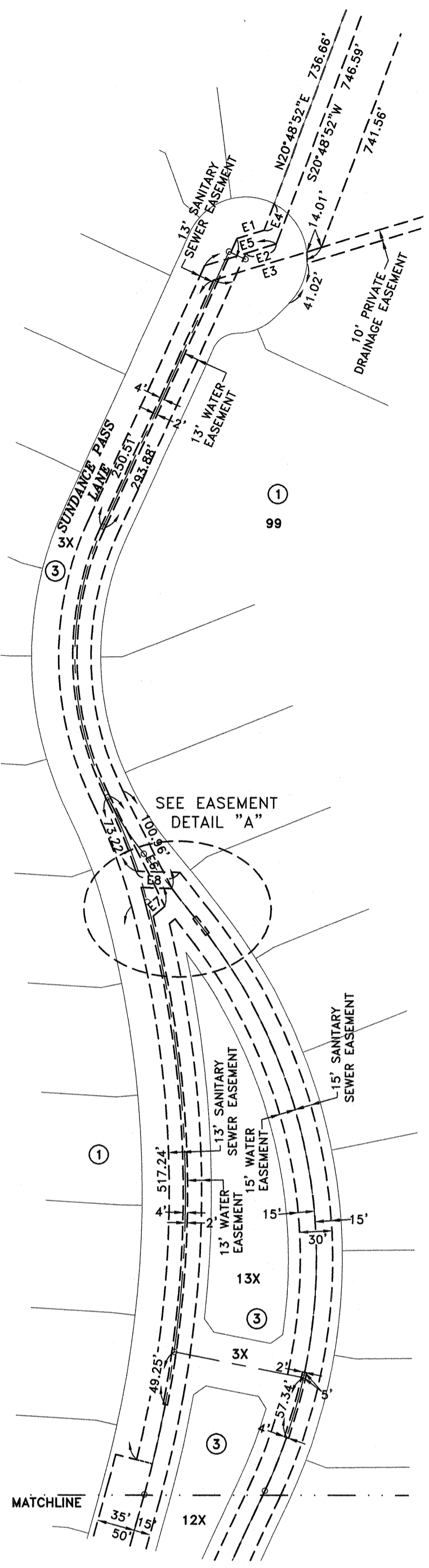
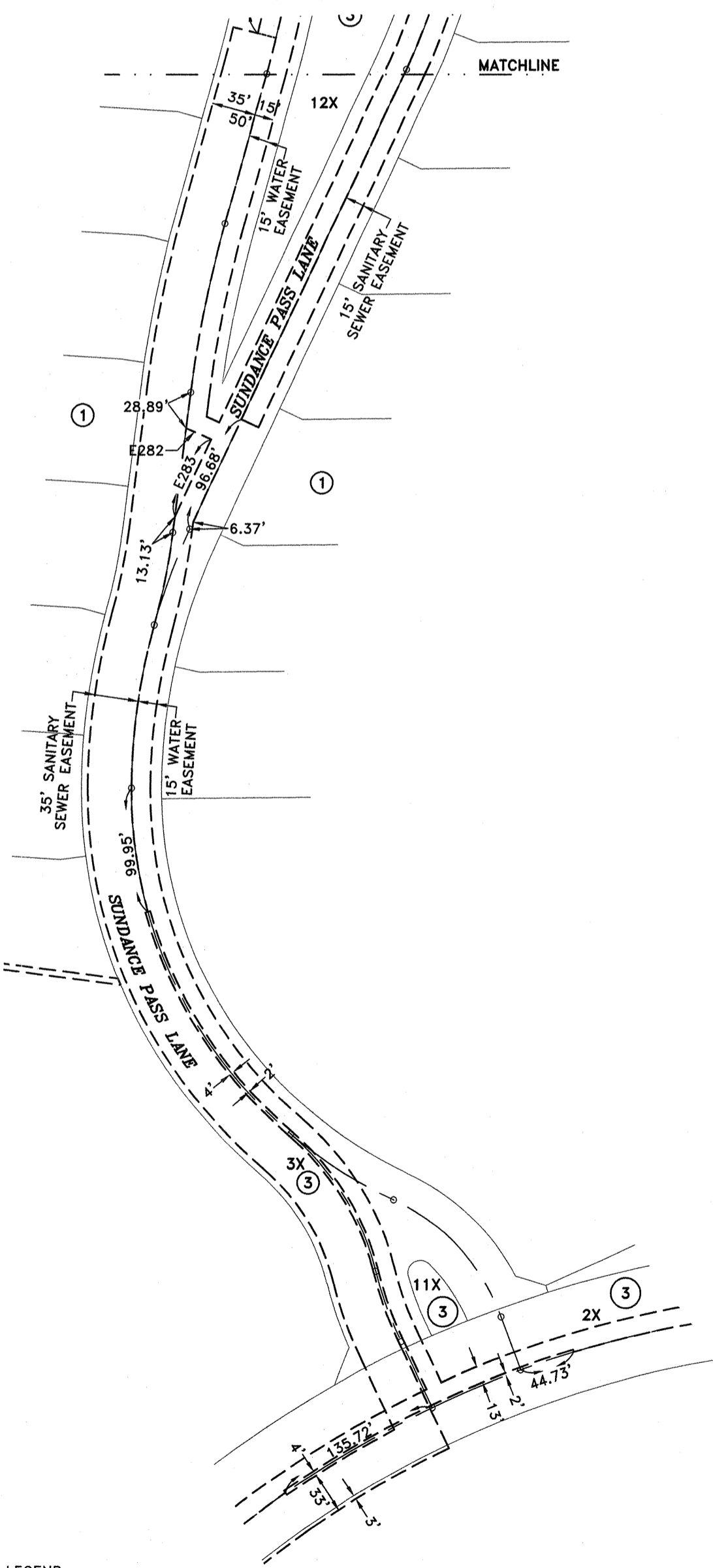
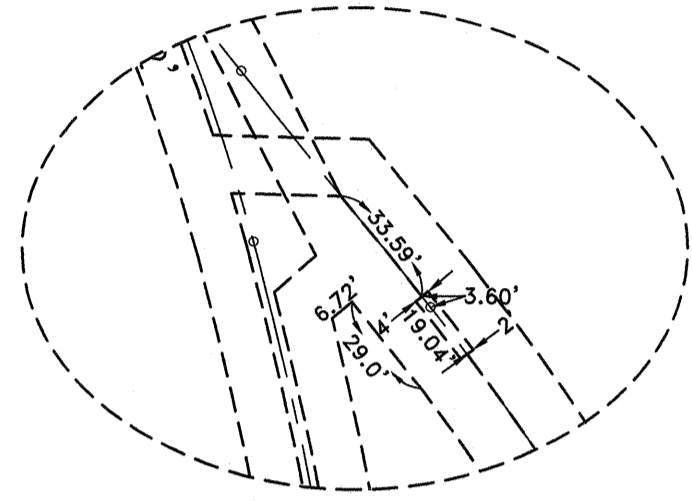
LINE	BEARING	DISTANCE
L1	N42°47'44\"	44.89'
L2	N05°09'56\"	49.54'
L3	N48°27'05\"	40.36'
L4	N89°58'01\"	19.77'
L5	S42°47'44\"	46.35'
L6	N42°47'44\"	55.76'
L7	S42°22'06\"	46.78'
L8	S50°31'43\"	8.37'
L9	S87°27'39\"	14.12'
L10	N46°48'35\"	43.39'
L11	N80°58'33\"	31.02'
L12	N09°01'07\"	7.00'
L13	N60°34'37\"	22.62'
L14	S76°33'32\"	30.02'
L15	S83°32'50\"	118.84'
L16	N47°45'52\"	20.43'
L17	S07°12'19\"	25.11'
L18	S20°09'23\"	45.54'
L19	S25°29'35\"	57.98'
L20	N84°07'54\"	12.85'
L21	N78°50'54\"	121.98'
L22	N38°48'10\"	78.65'
L23	S65°28'42\"	17.00'
L24	S45°08'35\"	30.18'
L25	S38°17'38\"	20.00'
L26	S28°16'53\"	20.00'
L27	S21°10'41\"	20.00'
L28	S16°04'02\"	20.00'
L29	S08°25'59\"	20.00'
L30	S12°13'35\"	20.00'
L31	N15°40'57\"	29.30'
L32	S86°33'47\"	20.00'
L33	S78°08'48\"	20.00'
L34	S77°59'21\"	20.00'
L35	S74°24'57\"	20.00'
L36	S70°01'37\"	20.00'
L37	S68°23'55\"	20.00'
L38	S76°35'22\"	20.00'
L39	S87°59'31\"	20.00'
L40	N63°01'09\"	20.00'
L41	N74°11'23\"	20.00'
L42	N71°31'28\"	20.00'
L43	N78°06'35\"	20.00'
L44	N88°18'42\"	20.00'
L45	N22°48'43\"	47.00'
L46	S73°15'02\"	20.00'
L47	N77°51'34\"	20.00'
L48	S88°26'48\"	20.00'
L49	S72°00'24\"	20.00'
L50	S78°59'40\"	20.00'
L51	S85°11'33\"	20.00'
L52	S88°16'58\"	20.00'
L53	S85°19'49\"	20.00'
L54	S82°22'17\"	20.00'
L55	S79°14'16\"	20.00'
L56	S78°28'59\"	20.00'
L57	S85°27'33\"	20.00'
L58	N51°15'13\"	20.00'
L59	S27°04'59\"	20.00'
L60	S21°32'48\"	20.00'
L61	S21°32'48\"	20.00'
L62	S24°41'57\"	20.00'
L63	S34°25'03\"	20.00'

LINE	BEARING	DISTANCE
L64	N87°07'31\"	28.88'
L65	S59°32'14\"	20.00'
L66	S70°55'22\"	20.00'
L67	S77°23'53\"	20.00'
L68	S85°59'09\"	20.00'
L69	N89°15'05\"	20.00'
L70	S87°28'57\"	20.00'
L71	S87°28'57\"	20.00'
L72	N83°57'40\"	20.00'
L73	S72°49'12\"	20.00'
L74	N61°49'19\"	20.00'
L75	S42°10'43\"	20.00'
L76	N32°45'20\"	20.00'
L77	N24°32'46\"	20.00'
L78	N14°42'01\"	20.00'
L79	S66°09'45\"	36.37'
L80	N79°25'47\"	20.00'
L81	N78°04'15\"	20.00'
L82	N81°03'43\"	20.00'
L83	N78°29'11\"	20.00'
L84	N68°27'32\"	20.00'
L85	N68°27'32\"	20.00'
L86	N72°13'53\"	20.00'
L87	N78°58'22\"	20.00'
L88	N85°33'43\"	20.00'
L89	N65°28'31\"	20.00'
L90	S88°36'09\"	20.00'
L91	S88°36'09\"	20.00'
L92	N86°13'16\"	20.00'
L93	N86°13'16\"	20.00'
L94	N74°26'58\"	20.00'
L95	N57°59'59\"	34.04'
L96	S12°57'14\"	28.31'
L97	S47°45'52\"	20.00'
L98	S07°35'48\"	20.00'
L99	S07°35'48\"	20.00'
L100	S07°35'48\"	20.00'
L101	S11°41'29\"	20.00'
L102	S20°25'58\"	20.00'
L103	S28°05'01\"	20.00'
L104	S38°27'41\"	20.00'
L105	S24°05'49\"	20.00'
L106	N25°29'35\"	6.31'
L107	S19°31'19\"	20.00'
L108	N22°35'51\"	20.00'
L109	N44°54'19\"	18.83'
L110	N48°24'57\"	20.00'
L111	N19°52'19\"	48.70'
L112	S77°39'55\"	20.00'
L113	S64°48'55\"	20.00'
L114	S64°48'55\"	20.00'
L115	S64°48'55\"	20.00'
L116	S64°48'55\"	20.00'
L117	S69°22'47\"	20.00'
L118	S80°18'45\"	20.00'
L119	N89°07'17\"	20.00'
L120	N78°48'03\"	20.00'
L121	N68°27'27\"	20.00'
L122	N57°55'18\"	20.00'
L123	N51°11'50\"	20.00'
L124	N66°07'03\"	20.00'
L125	N89°55'26\"	20.00'
L126	N75°44'22\"	20.00'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	140.99'	817.00'	N37°51'06\"	140.82'	140.99'
C2	66.09'10\"	707.00'	N65°59'02\"	771.70'	816.23'
C3	36°06'26\"	173.00'	N57°56'47\"	112.95'	115.06'
C4	24°41'06\"	598.00'	S66°39'49\"	255.65'	257.64'
C5	55°43'11\"	425.15'	N21°03'59\"	394.40'	410.28'
C6	15°50'51\"	475.50'	N55°41'24\"	146.68'	146.68'
C7	23°06'48\"	817.00'	N21°17'34\"	367.42'	389.97'
C8	21°42'43\"	685.08'	N28°03'47\"	258.06'	259.61'
C9	6°48'29\"	618.00'	N43°57'09\"	73.39'	73.43'
C10	9°52'04\"	792.00'	N42°25'22\"	136.23'	136.40'
C11	1°23'34\"	672.30'	N39°46'51\"	16.36'	16.38'
C12	20°04'16\"	475.50'	N55°41'24\"	48.62'	48.62'
C13	25°37'01\"	1750.00'	S34°23'48\"	775.92'	783.43'
C14	44°11'06\"	817.00'	S55°00'01\"	614.55'	630.05'
C15	9°53'16\"	707.00'	S37°51'06\"	121.86'	122.01'
C16	109°15'15\"	762.00'	N87°32'05\"	1242.67'	1453.02'
C17	3°39'32\"	762.00'	S39°39'59\"	48.62'	48.62'
C18	13°39'26\"	350.00'	S34°32'23\"	83.23'	83.43'
C19	82°48'04\"	92.00'	S70°06'42\"	121.68'	132.95'
C20	10°05'30\"	815.00'	N63°26'30\"	143.36'	143.55'
C21	42°01'09\"	200.00'	S71°32'18\"	143.41'	146.67'
C22	28°03'23\"	110.00'	N72°55'27\"	55.19'	55.78'
C23	65°35'50\"	53.00'	S40°47'27\"	57.39'	60.54'
C24	9°29'47\"	133.00'	S78°29'25\"	22.02'	22.04'
C25	91°58'55\"	148.00'	N50°48'14\"	212.89'	237.60'
C26	7°30'41\"	650.00'	N50°33'58\"	85.15'	85.22'
C27	2°55'52\"	7000.00'	N48°18'21\"	357.38'	357.42'
C28	13°02'56\"	210.29'	N21°29'24\"	215.84'	216.01'
C29	37°13'47\"	470.00'	N62°13'29\"	300.05'	305.40'
C30	15°45'51\"	820.00'	N50°07'23\"	224.90'	225.61'
C31	18°16'18\"	780.00'	N48°51'50\"	247.69'	248.74'
C32	28°43'31\"	1020.00'	N54°05'27\"	506.04'	511.38'
C33	85°00'03\"	293.00'	N25°58'27\"	398.50'	437.65'
C34	34°22'43\"	680.00'	N05°18'07\"	401.92'	408.01'
C35	11°27'16\"	1792.00'	N17°36'52\"	357.65'	358.25'
C36	44°40'52\"	606.00'	N01°00'03\"	460.70'	472.58'
C37	17°19'12\"	800.00'	N12°40'47\"	240.91'	241.83'
C38	85°00'03\"	293.00'	N25°58'27\"	398.50'	437.65'
C39	42°51'51\"	135.00'	N82°00'33\"	90.66'	101.00'
C40	33°02'36\"	340.00'	S02°30'35\"	193.38'	196.08'
C41	20°24'56\"	840.00'	S08°49'47\"	297.73'	299.31'
C42	15°15'55\"	2040.00'	S05°15'17\"	471.25'	472.30'
C43	49°49'56\"	62.00'	N72°40'50\"	52.24'	53.92'
C44	39°32'19\"	360.00'	S62°38'02\"	453.91'	463.04'
C45	50°04'08\"	62.00'	S17°49'48\"	52.47'	54.18'
C46	11°25'11\"	300.00'	N19°48'59\"	59.70'	59.79'
C47	35°37'54\"	210.00'	N31°53'21\"	128.50'	130.60'
C48	45°04'11\"	165.00'	N42°41'29\"	126.47'	129.79'
C49	48°54'15\"	360.00'	N32°42'42\"	412.36'	412.36'
C50	8°24'34\"	512.00'	N11°27'15\"	75.08'	75.15'
C51	8°16'39\"	955.00'	N11°23'18\"	137.85'	137.97'
C52	30°31'34\"	1040.00'	N00°15'51\"	547.56'	554.09'
C53	11°33'44\"	512.00'	N20°48'48\"	103.15'	103.32'
C54	35°08'15\"	501.00'	N06°48'33\"	530.80'	559.51'
C55	63°19'28\"	290.00'	N07°08'26\"	304.45'	320.51'
C56	18°14'33\"	240.00'	N22°52'45\"	76.09'	76.41'
C57	26°03'11\"	400.00'	N26°47'04\"	180.32'	181.88'
C58	35°52'50\"	232.00'	N61°01'49\"	145.29'	145.29'
C59	80°20'20\"	278.00'	N38°47'11\"	358.78'	389.95'
C60	12°04'18\"	922.00'	N10°04'18\"	366.66'	369.12'
C61	14°24'17\"	478.00'	N14°20'19\"	119.86'	120.17'
C62	7°02'03\"	1992.00'	N10°39'12\"	244.40'	244.55'
C63	32°42'10\"	376.00'	N02°10'52\"	211.71'	214.61'
C64	62°19'56\"	166.00'	N49°41'55\"	171.82'	180.59'
C65	33°40'53\"	198.00'	S82°17'40\"	114.73'	118.39'
C66	67°58'16\"	478.00'	S31°28'06\"	534.39'	567.00'
C67	47°37'58\"	1022.00'	S21°17'46\"	825.29'	849.54'
C68	45°41'30\"	330.00'	S75°32'19\"	256.25'	263.17'
C69	22°19'39\"	1000.00'	N70°27'06\"	387.23'	389.69'
C70	59°08'05\"	35.00'	N28°44'14\"	133.16'	139.25'
C71	80°00'00\"	50.00'	N45°11'12\"	70.71'	78.84'
C72	47°14'40\"	88.00'	N89°29'55\"	70.52'	72.56'
C73	244°14'00\"	60.00'	N09°00'04\"	101.64'	255.76'
C74	21°36'50\"	172.00'	S59°41'21\"	64.50'	64.88'
C75	36°52'16\"	322.00'	S73°41'58\"	214.29'	218.45'
C76	243°38'31\"	50.00'	S23°33'39\"	84.89'	212.62'
C77	64°18'19\"	40.00'	N67°46'21\"	46.57'	44.89'
C78	11°06'06\"	113.00'	S74°31'26\"	21.86'	21.89'
C79	91°26'31\"	240.00'	S22°43'57\"	343.66'	383.03'
C80	40°10'04\"	152.00'	S62°19'10\"	104.39'	106.56'
C81	20°26'52\"	135.00'	S34°01'41\"	84.80'	85.14'
C82	18°43'46\"	290.00'	N74°46'01\"	94.38'	94.80'
C83	64°44'44\"	25.00'	N56°53'40\"	26.77'	28.25'
C84	44°21'44\"	50.00'	N67°05'11\"	37.75'	38.71'
C85	200°23'01\"	57.00'	N55°17'11\"	112.20'	199.35'
C86	2°59'30\"	840.00'	N59°53'30\"	43.86'	43.86'
C87	12°24'04\"	85.00'	N64°35'47\"	18.36'	18.40'
C88	33°28'52\"	123.00'	S36°46'51\"	70.86'	71.88'
C89	15°26'14\"	1165.00'	N73°07'15\"	312.94'	313.89'
C90	34°23'47\"	820.00'	N66°56'00\"	484.91'	492.27'
C91	2°19'24\"	340.00'	S67°19'34\"	34.06'	34.06'
C92	1°24'48\"	50.00'	S69°11'39\"	2.89'	2.89'
C93	8°31'42\"	28.00'	S69°28'41\"	4.16'	4.17'
C94	10°23'45\"	123.00'	N89°14'02\"	32.23'	32.32'
C95	9°29'47\"	108.00'	S78°29'25\"	17.90'	17.90'
C96	150°48'42\"	10.00'	S59°12'52\"	19.35'	26.32'
C97	22°44'12\"	135.00'			



EASEMENT DETAIL "A"  
SCALE: 1"=50'



- LEGEND
- BL BUILDING SETBACK LINE
  - UE UTILITY EASEMENT
  - WE WATER EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - DE DRAINAGE EASEMENT
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - CIRS S/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET
  - STREET NAME CHANGE

A  
FINAL PLAT  
OF  
MAVERICK

OF  
LOTS 1-120 & 1X, BLOCK 1; LOTS 1-13 & 1X,  
BLOCK 2; LOT 1X-17X, BLOCK 3; LOT 1X-2X,  
BLOCK 4; LOT 1X, BLOCK 5; LOT 1X, BLOCK 6

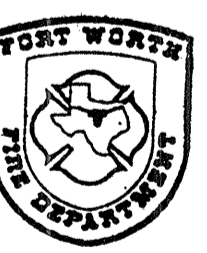
481.687 ACRES

SITUATED IN THE  
D. T. FINLEY SURVEY, ABSTRACT NO. 1901, THEODORE FINLEY  
SURVEY, ABSTRACT NO. 1878, WILLIAM ATKINS SURVEY,  
ABSTRACT NO. 1951, T. F. RODGERS SURVEY,  
ABSTRACT NO. 1357, ELIZABETH LANGSTON SURVEY,  
ABSTRACT NO. 988, T & N.O. RR CO. SURVEY, ABSTRACT NO. 1565  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

133 RESIDENTIAL LOTS  
23 (HOA) PRIVATE OPEN SPACE LOTS

THIS PLAT FILED IN \_\_\_\_\_

NOVEMBER 2024 PHASE 1



Eng. D. Hood  
11/13/2024

S:\N\Z\LAND\2024\20240501\MAVERICK\PLAT\CHECK\MAVERICK\_PLAT\_20240501.DWG, PLOT DATE: 11/13/2024



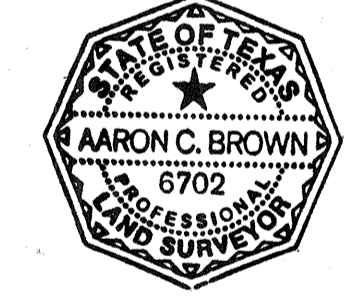
NOTES

- 1. HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012.
2. ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED 'LJA SURVEYING' UNLESS OTHERWISE NOTED. ALL CORNERS SHALL BE SET WITHIN 30 DAYS OF THE LAST DATE OF CONSTRUCTION.
3. 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 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
4. 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, 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.
5. 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 AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
6. 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.
7. 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.
8. SUBJECT TRACT IS AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C 0270 K, DATED SEPTEMBER 25, 2009. THE ULTIMATE FLOODPLAIN SHOWN HEREON IS PER FDS-24-0017.
9. 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 A PARKWAY PERMIT.
10. DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.
11. 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 ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES, AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.
12. THE LANDOWNERS 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.
13. THE MAINTENANCE AND UPKEEP SHALL BE BY A PROPERTY OWNERS ASSOCIATION OR OTHER SUCH LEGAL ENTITY EMPOWERED BY DEED RESTRICTION TO OWN AND MAINTAIN SUCH STREETS OR ALLEYS. NO LOT OR BLOCK SHALL BE PLATTED TO THE CENTERLINE OF ANY PRIVATE STREET OR ALLEY. THE CITY SHALL HAVE NO OWNERSHIP OR MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH PRIVATE STREETS OR ALLEYS. THE CITY SHALL, HOWEVER, REVIEW THE PROPERTY OWNERS ASSOCIATION DOCUMENTS PRIOR TO RECORDING TO ENSURE THAT ADEQUATE PROVISIONS OF PRIVATE PERPETUAL OWNERSHIP, MAINTENANCE AND UPKEEP ARE PROVIDED FOR IN THE ASSOCIATION DOCUMENTS AND TO ENSURE THAT THERE IS NO LIABILITY TO THE CITY.
14. 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. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.
15. DIRECT ACCESS TO STATE HIGHWAY NO. 377 / BENBROOK BOULEVARD IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN APPROVED BY TxDOT.
16. 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, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) 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.
17. 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 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.
18. ALL PRIVATE ROADS SHOWN HEREON AS LOTS 1X - 6X, BLOCK 3 ARE DESIGNATED AS: FIRELANE EASEMENTS; PUBLIC UTILITY EASEMENTS; AND PRIVATE ACCESS AND DRAINAGE EASEMENTS. INGRESS AND EGRESS THEREON SHALL BE RESTRICTED TO OWNERS OF THOSE LOTS CREATED BY THIS SUBDIVISION AND CITY / EMERGENCY CREWS AS NECESSARY IN THE PERFORMANCE OF DUTIES PERTAINING TO EMERGENCY SERVICES AND MAINTENANCE OF CITY-MAINTAINED UTILITIES.
19. ALL EASEMENTS SHOWN HEREON WITHOUT REFERENCE TO A RECORDED INSTRUMENT SHALL BE CONSIDERED TO BE CREATED 'BY THIS PLAT'.

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN OR NOTED.

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702
DATE: NOVEMBER 11, 2024



OWNER'S DEDICATION

STATE OF TEXAS (X)
COUNTY OF TARRANT (X)
WHEREAS PMB ROLLING V SOUTH LAND LP AND FW CLUB LP ARE THE OWNERS OF A 481.687 ACRE TRACT OF LAND SITUATED IN THE D. T. FINLEY SURVEY, ABSTRACT NO. 1901, THEODORE FINLEY SURVEY, ABSTRACT NO. 1878, WILLIAM ATKINS SURVEY, ABSTRACT NO. 1961, T. F. RODGERS SURVEY, ABSTRACT NO. 1357, ELIZABETH LANGSTON SURVEY, ABSTRACT NO. 988, T & N.O. RR CO. SURVEY, ABSTRACT NO. 1565, AND BEING A PORTION OF A 638.350 ACRE TRACT OF LAND DESCRIBED TO FW CLUB LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D224203815 AND A PORTION OF A TRACT OF LAND DESCRIBED TO PMB ROLLING V SOUTH LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D223038388 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED 'LJA SURVEYING' SET (HEREINAFTER REFERRED TO AS 'SET IRON ROD') ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF BENBROOK BOULEVARD / US HIGHWAY 377 SOUTH (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1-INCH IRON ROD FOUND FOR THE EASTERNMOST CORNER OF LOT 10, BLOCK 38 OF BELLA FLORA PHASE 10, AN ADDITION TO TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D221350274 OF SAID OFFICIAL PUBLIC RECORDS BEARS SOUTH 47°57'57" WEST, A DISTANCE OF 719.57 FEET;
THENCE OVER AND ACROSS SAID PMB ROLLING V SOUTH LAND LP TRACT, THE FOLLOWING COURSES AND DISTANCES:
NORTH 02°35'08" EAST, A DISTANCE OF 14.05 FEET TO A SET IRON ROD;
NORTH 42°47'44" WEST, A DISTANCE OF 44.89 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 817.00 FEET, AND A CHORD THAT BEARS NORTH 37°51'09" WEST, 140.82 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°53'16", AN ARC-DISTANCE OF 140.99 FEET TO A SET IRON ROD;
NORTH 32°54'28" EAST, A DISTANCE OF 103.32 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 707.00 FEET, AND A CHORD THAT BEARS NORTH 65°59'02" WEST, 771.70 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 86°09'10", AN ARC-DISTANCE OF 816.29 FEET TO A SET IRON ROD ON THE SOUTH LINE OF SAID FW CLUB LP TRACT;
THENCE SOUTH 47°59'24" WEST, WITH SAID SOUTH LINE, A DISTANCE OF 650.35 FEET TO A SET IRON ROD;
THENCE OVER AND ACROSS SAID FW CLUB LP TRACT THE FOLLOWING COURSES AND DISTANCES:
NORTH 48°30'20" WEST, A DISTANCE OF 224.30 FEET TO A SET IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 173.00 FEET AND A CHORD THAT BEARS SOUTH 70°58'47" WEST, 112.95 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°06'26", AN ARC-DISTANCE OF 115.06 FEET TO A SET IRON ROD;
WEST, A DISTANCE OF 385.34 FEET TO A SET IRON ROD;
NORTH 55°49'44" WEST, A DISTANCE OF 134.28 FEET TO A SET IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 598.00 FEET AND A CHORD THAT BEARS SOUTH 68°39'49" WEST, 255.85 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°11'06", AN ARC-DISTANCE OF 257.84 FEET TO A SET IRON ROD;
NORTH 03°08'24" EAST, A DISTANCE OF 279.56 FEET TO A SET IRON ROD;
NORTH 67°38'08" WEST, A DISTANCE OF 106.87 FEET TO A SET IRON ROD;
NORTH 80°24'31" WEST, A DISTANCE OF 301.00 FEET TO A SET IRON ROD;
SOUTH 80°38'40" WEST, A DISTANCE OF 962.82 FEET TO A SET IRON ROD;
NORTH 83°34'38" WEST, A DISTANCE OF 508.49 FEET TO A SET IRON ROD;
NORTH 56°08'38" WEST, A DISTANCE OF 485.49 FEET TO A SET IRON ROD;
SOUTH 33°51'22" WEST, A DISTANCE OF 289.30 FEET TO A SET IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 423.15 FEET, AND A CHORD THAT BEARS NORTH 21°03'59" WEST, 384.40 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°33'11", AN ARC-DISTANCE OF 410.28 FEET TO A SET IRON ROD;
NORTH 05°09'58" EAST, A DISTANCE OF 49.54 FEET TO A SET IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 532.00 FEET, AND A CHORD THAT BEARS NORTH 55°41'24" EAST, 146.88 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°50'51", AN ARC-DISTANCE OF 147.15 FEET TO A SET IRON ROD;
NORTH 54°32'43" EAST, A DISTANCE OF 75.07 FEET TO A SET IRON ROD;
NORTH 14°54'21" EAST, A DISTANCE OF 210.28 FEET TO A SET IRON ROD;
NORTH 74°19'19" EAST, A DISTANCE OF 999.73 FEET TO A SET IRON ROD;
NORTH 14°54'21" EAST, A DISTANCE OF 540.00 FEET TO A SET IRON ROD;
SOUTH 75°09'39" WEST, A DISTANCE OF 234.64 FEET TO A SET IRON ROD;
SOUTH 83°37'30" WEST, A DISTANCE OF 86.73 FEET TO A SET IRON ROD;
SOUTH 73°57'32" WEST, A DISTANCE OF 880.13 FEET TO A SET IRON ROD;
SOUTH 14°54'21" EAST, A DISTANCE OF 223.17 FEET TO A SET IRON ROD;
NORTH 89°51'48" WEST, A DISTANCE OF 170.72 FEET TO A SET IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 917.00 FEET, AND A CHORD THAT BEARS NORTH 21°17'34" WEST, 387.42 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°08'48", AN ARC-DISTANCE OF 389.92 FEET TO A SET IRON ROD FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 685.00 FEET, AND A CHORD THAT BEARS NORTH 28°03'47" WEST, 258.06 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°42'43", AN ARC-DISTANCE OF 259.61 FEET TO A SET IRON ROD;
NORTH 73°11'46" EAST, A DISTANCE OF 182.17 FEET TO A SET IRON ROD;
NORTH 78°23'28" EAST, A DISTANCE OF 105.25 FEET TO A SET IRON ROD;
NORTH 86°10'39" EAST, A DISTANCE OF 209.71 FEET TO A SET IRON ROD;
SOUTH 84°17'46" EAST, A DISTANCE OF 240.04 FEET TO A SET IRON ROD;
NORTH 11°44'39" EAST, A DISTANCE OF 387.30 FEET TO A SET IRON ROD;
NORTH 81°00'19" WEST, A DISTANCE OF 555.21 FEET TO A SET IRON ROD;
NORTH 78°19'21" WEST, A DISTANCE OF 107.04 FEET TO A SET IRON ROD;
NORTH 49°27'05" WEST, A DISTANCE OF 40.38 FEET TO A SET IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 919.00 FEET, AND A CHORD THAT BEARS NORTH 43°57'09" EAST, 73.39 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°49'29", AN ARC-DISTANCE OF 73.43 FEET TO A SET IRON ROD FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 792.00 FEET, AND A CHORD THAT BEARS NORTH 42°29'22" EAST, 136.23 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°52'04", AN ARC-DISTANCE OF 138.40 FEET TO A SET IRON ROD FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 672.90 FEET, AND A CHORD THAT BEARS NORTH 39°48'51" EAST, 16.38 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°23'34", AN ARC-DISTANCE OF 16.38 FEET TO A SET IRON ROD FOR THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 475.50 FEET, AND A CHORD THAT BEARS NORTH 44°08'41" EAST, 165.75 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°04'16", AN ARC-DISTANCE OF 166.60 FEET TO A SET IRON ROD;
SOUTH 15°22'58" EAST, A DISTANCE OF 135.83 FEET TO A SET IRON ROD;
NORTH 74°37'02" EAST, A DISTANCE OF 630.00 FEET TO A SET IRON ROD;
SOUTH 86°23'54" EAST, A DISTANCE OF 115.70 FEET TO A SET IRON ROD;
NORTH 79°37'25" EAST, A DISTANCE OF 184.75 FEET TO A SET IRON ROD;
NORTH 50°49'59" EAST, A DISTANCE OF 184.81 FEET TO A SET IRON ROD;
NORTH 13°20'55" WEST, A DISTANCE OF 170.00 FEET TO A SET IRON ROD;
NORTH 63°31'55" EAST, A DISTANCE OF 541.02 FEET TO A SET IRON ROD;
NORTH 45°52'19" EAST, A DISTANCE OF 221.60 FEET TO A SET IRON ROD;
SOUTH 50°22'10" EAST, A DISTANCE OF 150.00 FEET TO A SET IRON ROD;
NORTH 42°43'19" EAST, A DISTANCE OF 425.62 FEET TO A SET IRON ROD;
NORTH 39°37'50" EAST, A DISTANCE OF 85.00 FEET TO A SET IRON ROD;
NORTH 34°23'51" EAST, A DISTANCE OF 274.70 FEET TO A SET IRON ROD;
NORTH 81°12'48" EAST, A DISTANCE OF 406.70 FEET TO A SET IRON ROD;
THENCE NORTH 00°32'23" WEST, PASSING A SET IRON ROD FOR REENTRANT CORNER ON THE NORTHERLY LINE OF SAID FW CLUB LP TRACT AT 194.80 FEET AND CONTINUING WITH SAID NORTHERLY LINE A TOTAL DISTANCE OF 907.40 FEET TO A SET IRON ROD;
THENCE CONTINUING WITH THE NORTHERLY LINE OF SAID FW CLUB LP TRACT THE FOLLOWING COURSES AND DISTANCES:
NORTH 89°27'34" EAST, A DISTANCE OF 444.82 FEET TO A SET IRON ROD;
SOUTH 24°54'16" EAST, A DISTANCE OF 164.11 FEET TO A SET IRON ROD;
SOUTH 07°09'08" EAST, A DISTANCE OF 246.75 FEET TO A SET IRON ROD;
EAST, A DISTANCE OF 628.83 FEET TO A SET IRON ROD;
NORTH 60°24'29" EAST, A DISTANCE OF 780.16 FEET TO A SET IRON ROD;
NORTH 32°45'42" WEST, A DISTANCE OF 102.90 FEET TO A SET IRON ROD;
NORTH 14°56'25" EAST, A DISTANCE OF 122.85 FEET TO A SET IRON ROD;
NORTH 46°56'31" EAST, A DISTANCE OF 1,061.55 FEET TO A SET IRON ROD;
NORTH 89°38'01" EAST, A DISTANCE OF 1,065.53 FEET TO A SET IRON ROD FOR THE NORTHEAST CORNER OF SAID FW CLUB LP TRACT;
THENCE WITH THE EASTERLY AND SOUTHERLY LINES OF SAID FW CLUB LP TRACT THE FOLLOWING COURSES AND DISTANCES:
SOUTH 00°22'08" EAST, A DISTANCE OF 187.48 FEET TO A SET IRON ROD;
NORTH 89°38'01" EAST, A DISTANCE OF 19.77 FEET TO A SET IRON ROD;
SOUTH 00°22'08" EAST, A DISTANCE OF 3,480.72 FEET TO A SET IRON ROD FOR THE EAST COMMON CORNER OF SAME TRACT AND A TRACT OF LAND DESCRIBED TO PMB ROLLING V SOUTH LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D223038388 OF SAID OFFICIAL PUBLIC RECORDS;

SOUTH 89°57'02" WEST, A DISTANCE OF 1,016.86 FEET TO A SET IRON ROD;
SOUTH 47°12'18" WEST, A DISTANCE OF 1,105.20 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,750.00 FEET, AND A CHORD THAT BEARS SOUTH 34°23'48" WEST, 775.92 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°57'07", AN ARC-DISTANCE OF 782.43 FEET TO A SET IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 817.00 FEET, AND A CHORD THAT BEARS SOUTH 55°00'07" EAST, 614.55 FEET;
THENCE OVER AND ACROSS SAID PMB ROLLING V SOUTH LAND LP TRACT AS DESCRIBED BY DEED RECORDED IN COUNTY CLERK FILE NO. D223038388 THE FOLLOWING COURSES AND DISTANCES:
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 44°11'06", AN ARC-DISTANCE OF 630.05 FEET TO A SET IRON ROD;
NORTH 32°54'28" EAST, A DISTANCE OF 103.32 FEET TO A SET IRON ROD; TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 707.00 FEET, AND A CHORD THAT BEARS SOUTH 37°51'06" EAST, 121.86 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°53'16", AN ARC-DISTANCE OF 122.01 FEET TO A SET IRON ROD;
SOUTH 42°47'44" EAST, A DISTANCE OF 46.35 FEET TO A SET IRON ROD;
SOUTH 87°24'54" EAST, A DISTANCE OF 14.24 FEET TO A SET IRON ROD ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF SAID BENBROOK BOULEVARD;
THENCE SOUTH 47°57'57" WEST, WITH SAID NORTHWESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 130.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 481.687 ACRES (20,862,278 SQ. FEET), OF LAND.

TO BE KNOWN AS:

LOTS 1-120 & 1X, BLOCK 1; LOTS 1-13 & 1X, BLOCK 2; LOT 1X-17X, BLOCK 3; LOT 1X-2X, BLOCK 4; LOT 1X, BLOCK 5; LOT 1X, BLOCK 6;

MAVERICK

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THOSE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO BE DEDICATED TO THE PUBLIC, AND RESERVE UNTO PRIVATE USE ALL THOSE EASEMENTS AND RIGHTS-OF-WAY OTHERWISE SHOWN HEREON.

EXECUTED THIS 12th DAY OF November, A.D. 2024.

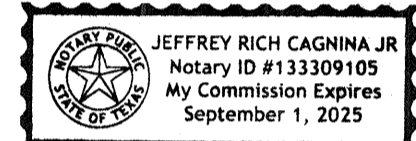
FW CLUB LP
BY: [Signature]
NAME: TAYLOR BAIRD
TITLE: MANAGER

STATE OF TEXAS (X)
COUNTY OF TARRANT (X)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED [Signature], 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF November, A.D. 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 9/1/25



EXECUTED THIS 12th DAY OF November, A.D. 2024.

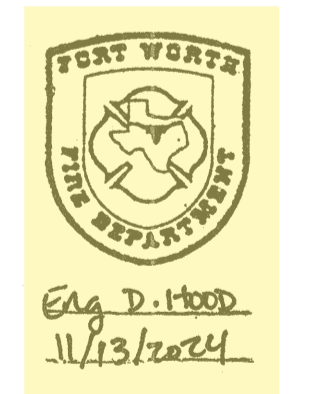
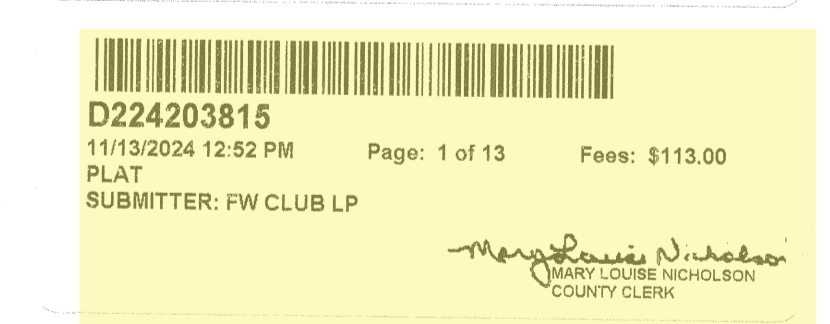
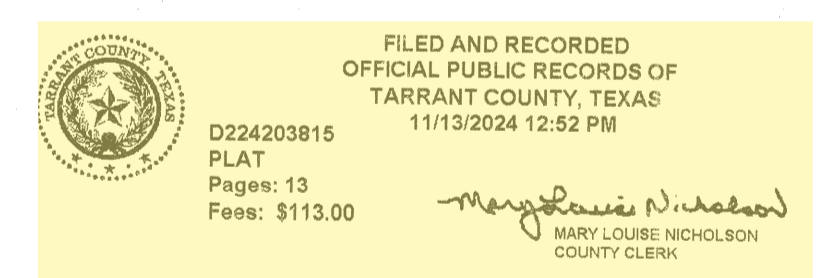
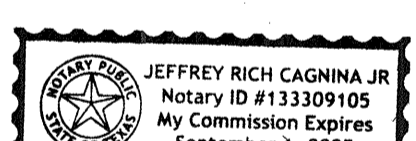
PMB ROLLING V SOUTH LAND LP
BY: [Signature]
NAME: TAYLOR BAIRD
TITLE: MANAGER

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COUNTY OF TARRANT (X)

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF November, A.D. 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 9/1/25



A FINAL PLAT OF MAVERICK OF

LOTS 1-120 & 1X, BLOCK 1; LOTS 1-13 & 1X, BLOCK 2; LOT 1X-17X, BLOCK 3; LOT 1X-2X, BLOCK 4; LOT 1X, BLOCK 5; LOT 1X, BLOCK 6

481.687 ACRES

SITUATED IN THE D. T. FINLEY SURVEY, ABSTRACT NO. 1901, THEODORE FINLEY SURVEY, ABSTRACT NO. 1878, WILLIAM ATKINS SURVEY, ABSTRACT NO. 1961, T. F. RODGERS SURVEY, ABSTRACT NO. 1357, ELIZABETH LANGSTON SURVEY, ABSTRACT NO. 988, T & N.O. RR CO. SURVEY, ABSTRACT NO. 1565 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

133 RESIDENTIAL LOTS 23 (HOA) PRIVATE OPEN SPACE LOTS

REFERENCE CASE NUMBERS PP-24-008 FP-24-085

THIS PLAT FILED IN

NOVEMBER 2024 PHASE 1

11/13/2024 12:52 PM D224203815 PLAT SUBMITTER: FW CLUB LP

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: 11-13-24. By: Donald R. Barron, Chairman; David R. Huelo, Secretary.

ENGINEER/SURVEYOR: LJA Surveying, Inc. 3017 W 7TH STREET, Suite 300 Fort Worth, Texas 76107 Phone 817.288.1900 T.B.P.E.L.S. Firm No. 10194382

OWNER/DEVELOPER: FW CLUB LP & 4001 MAPLE AVENUE, SUITE 270 DALLAS, TEXAS 75219 PHONE (215) 954-7008

OWNER/DEVELOPER: PMB ROLLING V SOUTH LAND LP 4001 MAPLE AVENUE, SUITE 270 DALLAS, TEXAS 75219 PHONE (215) 954-7008