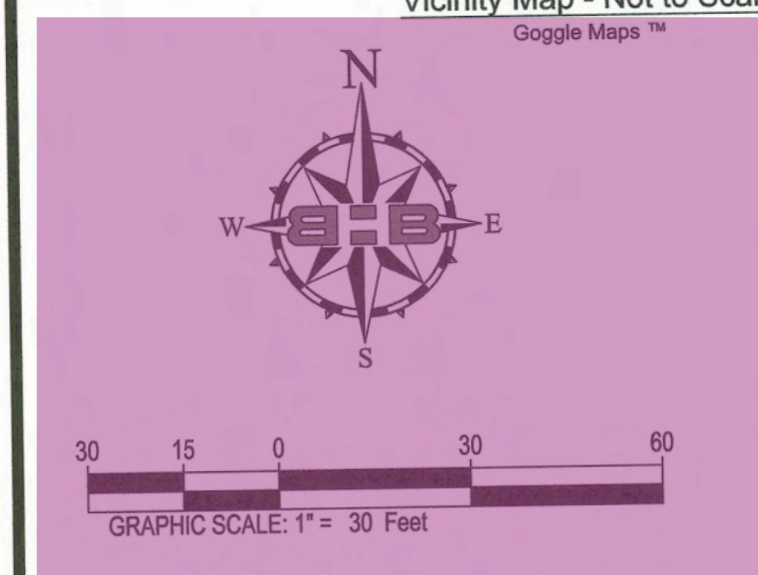
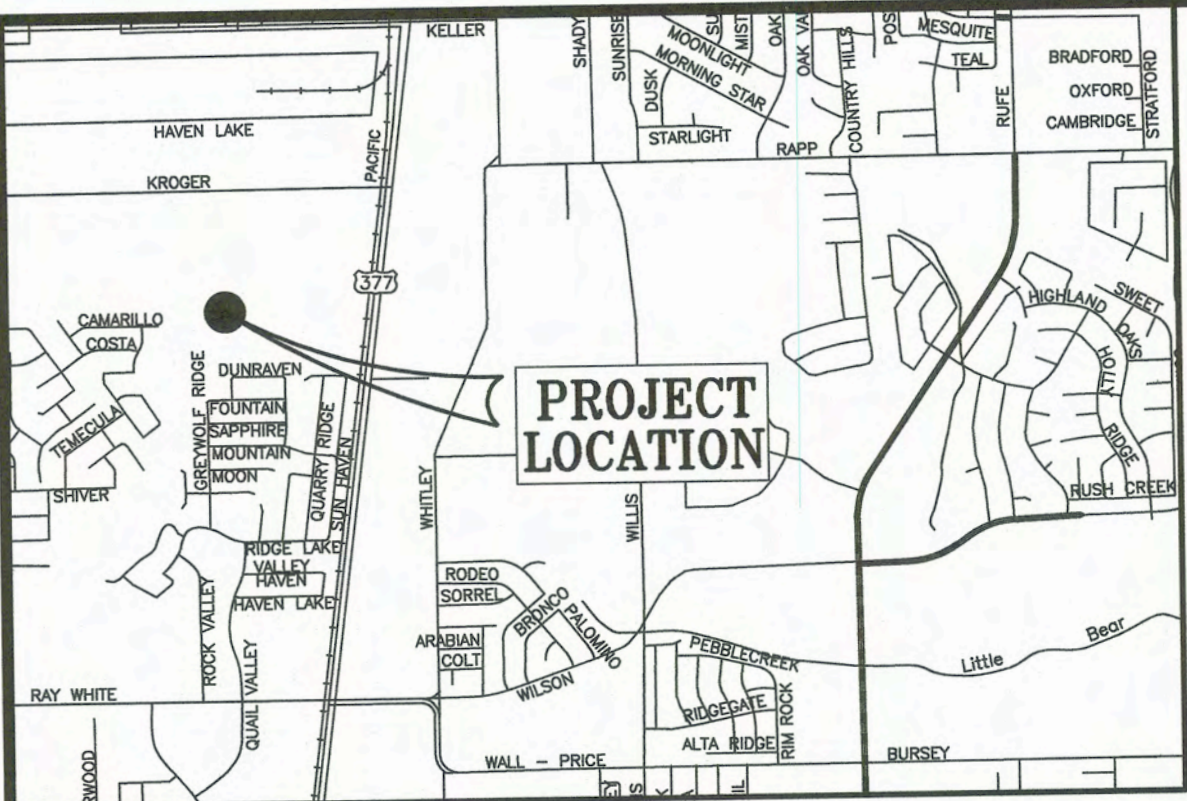




LEGEND

CIRF(BGT).....Found 5/8" Capped Iron Rod marked "BGT"
CIRF(GM).....Found 1/2" Capped Iron Rod marked "Goodwin and Marshall"
CIRF(TW).....Found 1/2" Capped Iron Rod marked "T.W. Barrow 1994"
D.R.T.C.T.....Deed Records, Tarrant County, Texas
IRF.....Iron Rod
IRS.....Found 1/2" Iron Rod
OIRS.....Set 5/8" Capped Iron Rod marked "BHB INC"
P.R.T.C.T.....Plat Records, Tarrant County, Texas

WATER/WASTEWATER IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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

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

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 of 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.

SITE DRAINAGE STUDY
A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.

Unless otherwise noted, this plat does not alter or remove any existing easements, if any, on this property.

PARKWAY PERMIT
Parkway improvements such as curb and gutter, pavement tie in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

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 I 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.

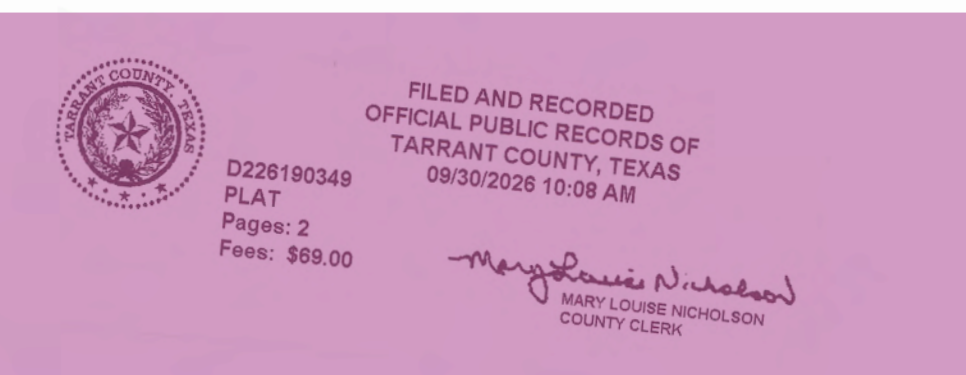
COVENANTS OR RESTRICTIONS ARE UN-ALTERED
This plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

B:B
BAIRD, HAMPTON & BROWN
engineering and surveying
311 N. Main St., Weatherford, TX 76086
tstoc@bhbinc.com • 817.596.7575 • bhbinc.com
TBPELS Firm #44, #10194146

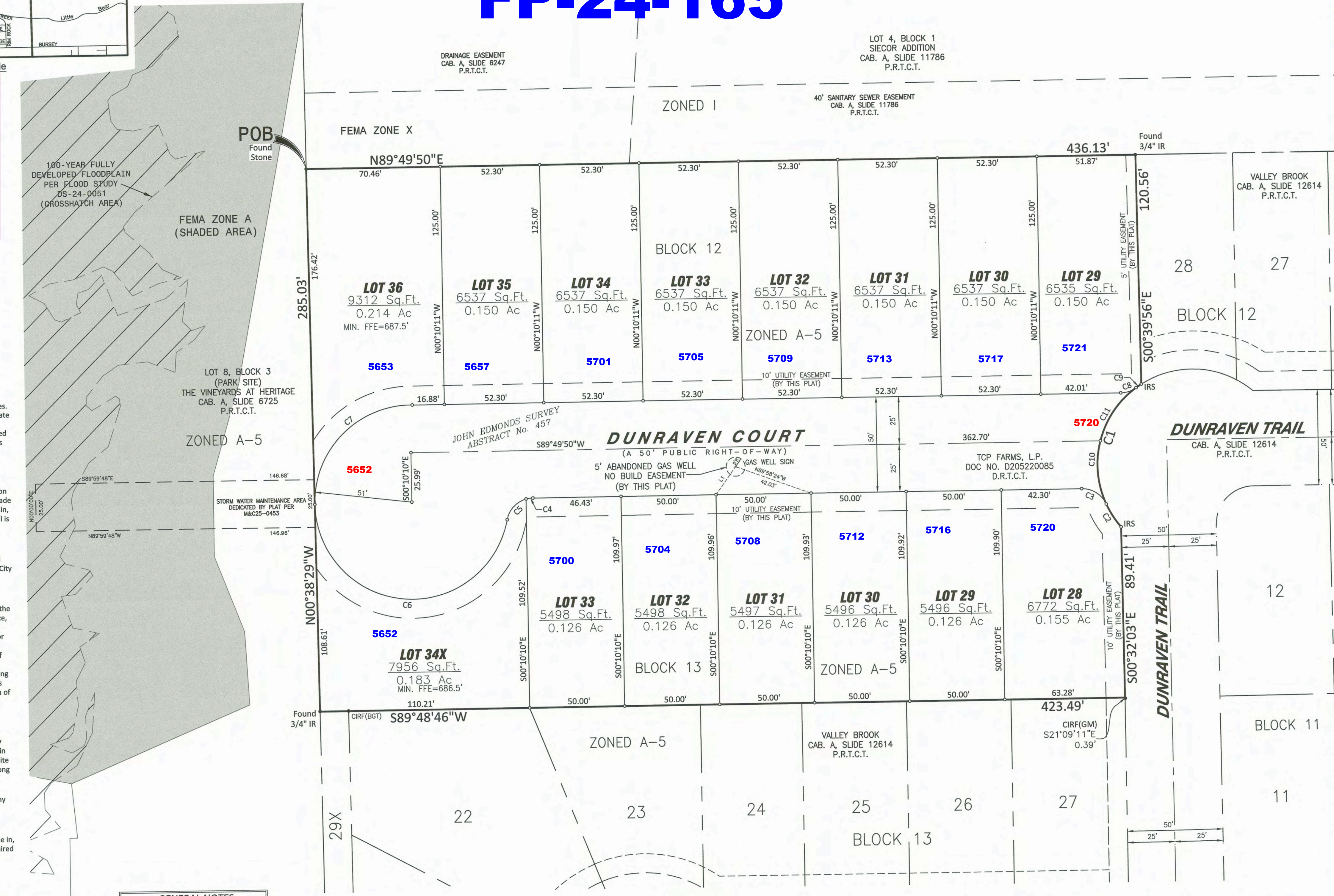
OWNER/DEVELOPER:
TCP FARMS, L.P.
3415 WESTMINSTER AVE.,
SUITE 341-G
DALLAS, TEXAS 75205

* The Upper 15' Pipeline Easement recorded as Instrument No. D205266371, D.R.T.C.T., is not shown hereon (Lot 34X and Lot 36). Instrument No. D205220088, D.R.T.C.T., provides that the Temporary North Drilling Site Easement expired January 31, 2006. An executed but unrecorded agreement dated December 15, 2004, provides that upon abandonment of the Northmost Drillsite, the Upper 15' Pipeline Easement shall also be abandoned. Based upon the foregoing documents and the information available to the Surveyor, it is the Surveyor's professional opinion that the Upper 15' Pipeline Easement has been abandoned and is no longer in effect. Accordingly, said easement is not depicted on this plat. No separate recorded release or vacation of Instrument No. D205266371 was provided to or found by the Surveyor.

FP-24-165



BLOCK FACE LENGTH		
BLOCK #	EXISTING (LF)	PROPOSED (LF)
12	637.5	460.5
13	0.0	474.2



GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD83.
3. Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
4. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Tarrant County Clerk's Office.
5. This survey has been prepared without the benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
6. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.
7. 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.
8. The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

LAND USE TABLE	
Residential (14 LOT)	2.050
Open Space (1 LOT)	0.183
ROW DEDICATION	0.562
TOTAL	2.795

FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0070K, Map Revised September 25, 2009.

The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this plat. The flood statement is provided for informational purposes only and does not constitute a representation or warranty that the subject property and/or any improvements located thereon are free from flooding or flood-related damage. Flood events of greater magnitude than those referenced herein may occur, and flood elevations may be increased or altered by natural conditions, man-made activities, or changes to upstream or downstream conditions. The inclusion of this flood statement shall not be construed to create any duty, guarantee, or liability on the part of the Surveyor.

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: 9/29/26

By:

By:

CASE NUMBER: FP-24-165

Line Table		
Line #	Direction	Length
L1	N35°52'16"E	17.93

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS TCP FARMS, L.P. is the owner of a tract of land situated in the John Edmonds Survey, Abstract Number 457, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land as described by deed to TCP Farms, L.P. as recorded in Document Number D205220085, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found stone for the northwest corner of the said TCP Farms tract, same being the southwest corner of Lot 4, Block 1, Secor Addition, an addition to the City of Fort Worth, Tarrant County Texas as shown on the plat recorded in Cabinet A, Slide 11786, Plat Records, Tarrant County, Texas (PRTCT), and being in the east line of Lot 8, Block 3, The Vineyards at Heritage, an addition to the City of Fort Worth, Tarrant County, Texas as shown on the plat recorded in Cabinet A, Slide 6725, PRTCT;

THENCE North 89°49'50" East, with the common line between the said TCP Farms tract and said Lot 4, a distance of 436.13 feet to a found 3/4-inch iron rod for the northeast corner of the said TCP Farms tract, same being the northwest corner of Lot 28, Block 12, Valley Brook, an addition to the City of Fort Worth, Tarrant County, Texas as shown on the plat recorded in Cabinet A, Slide 12614, PRTCT;

THENCE South 00°39'56" East, with the common line between the said TCP Farms tract and said Lot 28, a distance of 120.56 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the southwest corner of said Lot 28, same being in the west right-of-way line of Dunraven Trail (a 50' right-of-way);

THENCE with the common line between the said TCP Farms tract and the said right-of-way line the following courses and distances:

along a curve to the left having a central angle of 98°40'55", a radius of 50.00 feet, an arc length of 86.12 feet and a chord which bears South 08°51'23" West, a distance of 75.86 feet to an IRS;

South 00°32'03" East, a distance of 89.41 feet to a point for the southeast corner of the said TCP Farms tract, same being the northeast corner of Lot 27, Block 13 of the aforementioned Valley Brook from which a found 1/2-inch capped iron rod marked (Goodwin and Marshall) bears South 21°09'11" East, a distance of 0.39 feet;

THENCE South 89°48'46" West, with the common line between the said TCP Farms tract and said Block 13, at a distance of 408.49 feet passing a found 5/8-inch capped iron rod marked "BGT" for the northeast corner of Lot 29X of said Block 13, and now continuing with the said common line, in all, for a total distance of 423.49 feet to a found 3/4-inch iron rod for the southwest corner of the said TCP Farms tract, same being the northwest corner of said Lot 29X, and being in the east line of the aforementioned Lot 8;

THENCE North 00°38'29" West, with the common line between the said TCP Farms tract and said Lot 8, a distance of 285.03 feet to the **POINT OF BEGINNING** and containing 121,772 feet or 2.795 acres of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §

THAT, TCP Farms, L.P., owner, acting through it's duly authorized agent does hereby adopt this final plat designating the above described property as **LOTS 29-36, BLOCK 12 & LOTS 28-33 AND LOT 34X, BLOCK 13, VALLEY BROOK ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the easements and rights-of-way as shown.

TCP Farms, L.P.

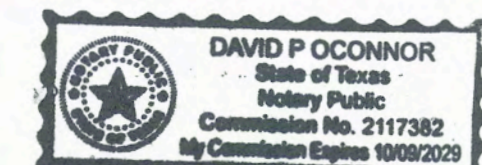
By:
Charles Edwards
President of the General Partners of TCP Farms, LP
AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF Dallas §

Before me, the undersigned, a Notary Public for the State of Texas, appeared known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29th day of September, 2026.

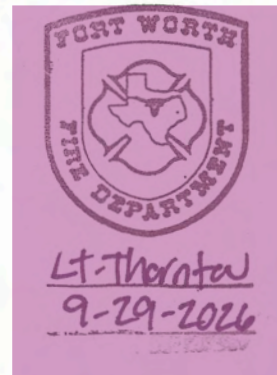
Notary Public



SURVEYOR'S CERTIFICATION

I, Toby G. Stock, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

Toby G. Stock
State of Texas Registered Professional Land Surveyor No. 6412
Date: September 11, 2026



Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	98°40'55"	50.00'	86.12'	S08°51'23"W	75.86'
C2	16°28'08"	50.00'	14.37'	N32°15'00"W	14.32'
C3	66°09'14"	14.00'	16.16'	N57°05'33"W	15.28'
C4	14°47'06"	14.00'	3.61'	N82°26'18"E	3.60'
C5	63°39'24"	14.00'	15.55'	N43°12'10"E	14.77'
C6	167°58'47"	51.00'	149.52'	S84°37'57"E	101.44'
C7	91°44'33"	51.00'	81.66'	S45°13'48"W	73.21'
C8	35°27'53"	14.00'	8.67'	S72°05'52"W	8.53'
C9	3°49'55"	50.00'	3.34'	S56°16'53"W	3.34'
C10	39°03'57"	50.00'	34.09'	N04°28'57"W	33.43'
C11	39°18'55"	50.00'	34.31'	N34°42'28"E	33.64'

FINAL PLAT
LOTS 29-36, BLOCK 12
& LOTS 28-33 & 34X, BLOCK 13
VALLEY BROOK ADDITION
BEING A 2.795 ACRE TRACT OF LAND SITUATED IN THE
JOHN EDMUNDS SURVEY, ABSTRACT NO. 457
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SEPTEMBER 2026