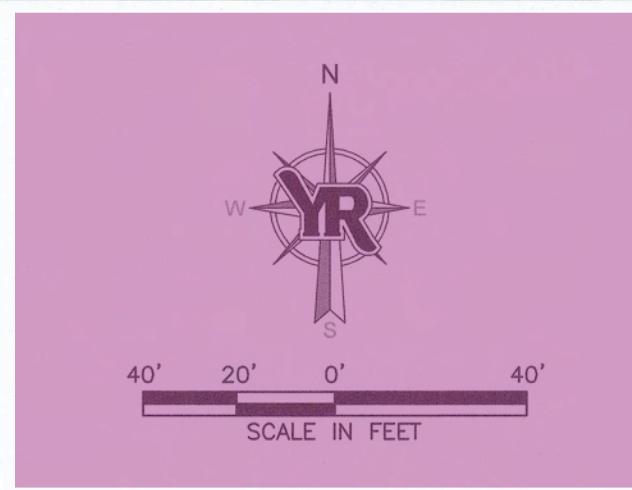


CITY OF
JUSTIN, TEXAS

EMAD ASAD MEHDIR
INSTRUMENT NO. 2011-13796
O.P.R.D.C.T.
FURTHER DESCRIBED IN
INSTRUMENT NO. 2009-59809
O.P.R.D.C.T.
REMAINDER OF
CALLED 10.23 ACRES

GUADALUPE CARDINAS SURVEY
ABSTRACT NO. 214

APPROXIMATE
ABSTRACT LINE

P.O.B.
3-1/2"
ALUMINUM DISC —
"TXDOT ROW"
GRID COORDINATE:
N:7,061,560.692
E:2,328,826.567

STATE OF TEXAS
INSTRUMENT NO. 2009-99309
O.P.R.D.C.T.
CALLED 1.0130 ACRES

CHARLES TYDINGS SURVEY
ABSTRACT NO. 1276

RIGHT-OF-WAY EASEMENT
DENTON COUNTY ELECTRIC
COOPERATIVE, INC.
VOLUME 401, PAGE 108
VOLUME 401, PAGE 246
VOLUME 1712, PAGE 390
D.R.D.C.T.

CITY OF
FORT WORTH, TEXAS

(A) LOT 1, BLOCK 25
 HARRIET CREEK RANCH
 CABINET U, SLIDE 293
 P.R.D.C.T.

LOT 1, BLOCK
HARRIET CREEK
CABINET U, SLID.
P.R.D.C.T.

3.53' LANDSCAPE, WALL &
MAINTENANCE EASEMENT
CABINET U, SLIDE 293
P.R.D.C.

LAND USE TABLE	
NUMBER OF RESIDENTIAL LOTS	N/A
RESIDENTIAL ACREAGE	N/A
NUMBER OF NON-RESIDENTIAL LOTS	1
NON-RESIDENTIAL ACREAGE	3.134
PRIVATE PARK ACREAGE	N/A
PUBLIC PARK ACREAGE	N/A
STREET AND ALLEY ACREAGE	N/A
NET ACREAGE	3.134

This plat is recorded in
Document No. _____
Date: _____



GENERAL NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202).
2. SQUARE FOOTAGE AREA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND THE SURVEYOR DOES NOT CERTIFY ACCURACY OF THIS SURVEY TO THE NEAREST SQUARE FOOT.
3. DIRECT ACCESS TO STATE HIGHWAY 114 IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TxDOT.
4. 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.
5. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, UTILITY/POLE/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.

SURVEY LEGEND

ACRONYM LEGEND

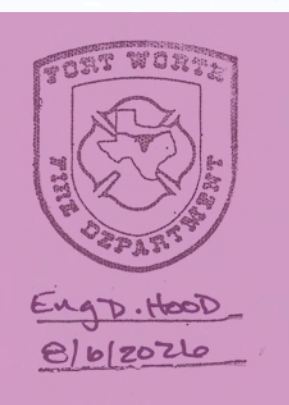
<i>POB</i>	<i>Point Of Beginning</i>
<i>CIRS</i>	<i>Iron Rod With Cap Set</i>
<i>CIRF</i>	<i>Iron Rod With Cap Found</i>
<i>D.R.D.C.T.</i>	<i>Deed Records Denton County, Texas</i>
<i>P.R.D.C.T.</i>	<i>Plat Records Denton County, Texas</i>
<i>O.P.R.D.C.T.</i>	<i>Official Public Records Denton County, Texas</i>

Surveyor:
YELLOW ROSE MAPPING LLC
4500 MERCANTILE PLAZA, STE 101
FORT WORTH, TX 76137
(817) 695-4100

Owner:
QT South, LLC
8700 Freeport Parkway, Suite 115
Irving, Texas 75063
945-455-6411
President: Thomas P. Edwards

LINE DATA			LINE DATA			LINE DATA			Curve Table				
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	CURVE	LENGTH	RADIUS	DELTA	CHORD
L1	S 07° 48' 11" W	21.19'	L21	S 84° 29' 43" E	5.00'	L41	S 70° 03' 26" W	20.93'	C1	129.89'	525.00'	14°10'34"	S36° 37' 49"W-129.56'
L2	S 46° 41' 36" W	7.20'	L22	S 43° 06' 24" W	1.37'	L42	S 22° 23' 35" W	40.50'	C2	175.07'	525.00'	19°06'21"	S34° 09' 55"W-174.26'
L3	S 22° 27' 19" W	13.99'	L23	S 55° 10' 40" W	10.56'	L43	N 21° 50' 05" E	34.24'	C3	20.92'	84.84'	14°07'35"	S5° 27' 37"W-20.86'
L4	N 67° 32' 41" W	64.16'	L24	S 79° 31' 16" W	5.76'	L44	N 67° 23' 12" E	18.66'	C4	2.91'	9.37'	17°48'37"	N66° 26' 27"W-2.90'
L5	S 67° 30' 27" W	15.69'	L25	S 88° 52' 34" W	3.27'	L45	S 67° 34' 09" E	101.98'	C5	12.36'	15.09'	46°56'12"	S45° 42' 52"W-12.02'
L6	S 22° 27' 19" W	18.78'	L26	N 67° 32' 41" W	94.50'	L46	S 65° 05' 37" E	49.77'	C6	7.69'	5.49'	80°19'09"	N82° 55' 29"W-7.08'
L7	S 67° 32' 41" E	4.25'	L27	N 27° 23' 16" W	15.34'	L47	S 77° 24' 25" E	9.08'	C7	7.96'	7.06'	64°36'00"	N10° 27' 55"W-7.54'
L8	N 67° 32' 41" W	11.25'	L28	N 49° 54' 55" W	16.18'	L48	S 70° 10' 23" E	0.89'	C8	20.48'	23.76'	49°24'24"	N42° 41' 00"E-19.86'
L9	S 22° 27' 19" W	24.87'	L29	N 77° 28' 02" W	2.31'	L49	S 58° 43' 32" E	9.22'	C9	22.06'	28.30'	44°39'33"	S89° 53' 56"E-21.51'
L10	N 67° 32' 41" W	40.00'	L30	N 57° 32' 09" W	7.01'	L50	S 54° 34' 51" E	8.89'					
L11	S 67° 32' 41" E	37.00'	L31	N 71° 13' 14" W	34.25'	L51	S 69° 18' 56" E	31.03'					
L12	N 22° 27' 19" E	22.93'	L32	N 68° 38' 16" W	57.54'	L52	S 76° 54' 25" E	15.52'					
L13	N 67° 30' 27" E	9.82'	L33	N 71° 32' 40" W	39.44'	L53	S 78° 12' 59" E	18.39'					
L14	N 67° 32' 41" W	52.66'	L34	N 79° 15' 25" W	12.92'	L54	N 73° 07' 04" E	1.32'					
L15	N 22° 27' 19" E	46.83'	L35	N 63° 09' 34" W	0.74'	L55	N 53° 09' 11" E	10.60'					
L16	N 59° 54' 52" W	10.00'	L36	N 45° 02' 18" W	2.12'								
L17	N 30° 05' 08" E	10.00'	L37	N 36° 33' 55" W	5.00'								
L18	S 59° 54' 52" E	10.00'	L38	N 29° 36' 52" W	3.27'								
L19	N 64° 29' 43" W	5.00'	L39	N 74° 33' 22" W	2.64'								
L20	N 25° 30' 17" E	10.00'	L40	N 87° 40' 18" W	5.10'								

FP-24-209



CITY OF FORT WORTH CASE NO. FP-24-209
FINAL PLAT
LOT 1, BLOCK 1,
QT 1884 ADDITION
BEING 3.134 ACRES
AN ADDITION TO THE
CITY OF FORT WORTH, IN THE
GUADALUPE CARDINAS SURVEY, ABSTRACT NO. 214
CHARLES TYDINGS SURVEY, ABSTRACT NO. 1276
DENTON COUNTY, TEXAS

	YELLOW ROSE MAPPING LLC 4500 MERCANTILE PLAZA, STE 101 FORT WORTH, TX 76137 (817) 695-4100 TEXAS FIRM NO. 10194700
	REVISIONS
07/07/2026 MWL	FINAL COMMENTS & RECORD
06/26/2026 MWL	ADD EASEMENT RECORD DATA
SURVEYED BY: LP	SURVEY DATE: 02/28/2024
DRAWN BY: MAP	PROJ. MGR.: MLL
DATE: 07/07/2026	
PROJECT: Q72304_200	SHEET 1 OF 2
CAD FILE: 10-1884_SURVEY	PLAT R10DWG

Filed for Record
in the Official Records Of:
Denton County
On: 8/7/2026 11:04:54 AM
In the PLAT Records
CITY OF FORT WORTH CASE NO.
Doc Number: 2026 - 283
Number of Pages: 2
Amount: 100.00
Order#: 20260807000221
By: EV

OWNER’S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS QT South, LLC is the owner of a 3.134 acre (136,501 square foot) tract of land situated in Guadalupe Cardinas Survey, Abstract No. 214 and the Charles Tydings Survey, Abstract No. 1276, City of Fort Worth, Denton County, Texas, said 3.134 acre tract of land being all of a called 3.134 acre tract of land described in Special Warranty Deed to QT South, LLC, a Texas limited liability company as recorded in Instrument 2024-109597 of the Official Public Records of Denton County, Texas, said 3.134 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/2 inch aluminum cap stamped "TXDOT ROW" found at the southwest corner of said QT South, LLC tract, the northwest corner of a called 0.7171 acre tract of land, described as Parcel 21A by Deed to The State of Texas as recorded in Instrument No. 2009-144745 of said Official Public Records of Denton County, Texas and the northeast corner of a called 1,0130 acre tract of land, described as Parcel 19 by Deed to The State of Texas as recorded in Instrument No. 2009-99309 of said Official Public Records of Denton County, Texas, said 3-1/2 inch aluminum cap stamped "TXDOT ROW" being in the existing northeasterly right-of-way line of State Highway 114 (a variable width right-of-way) and also in the east line of a called 10.23 acre tract of land described by Executor's Deed to Emad Asad Mehdir as recorded in Instrument No. 2011-13796 of said Official Public Records of Denton County, Texas and being further described in Instrument No. 2009-59809 of said Official Public Records of Denton County, Texas;

THENCE North 00 degrees 11 minutes 26 seconds West, with the west line of said QT South, LLC tract and with the east line of said called 10.23 acre tract of land, a distance of 477.58 feet to a 3/4 inch iron rod found for the northwest corner of said QT South, LLC tract and an interior ell corner of said called 10.23 acre tract of land;

THENCE North 87 degrees 45 minutes 10 seconds East, with the north line of said QT South, LLC tract and with a south line of said called 10.23 acre tract of land, a distance of 173.93 feet to a 5/8 inch iron rod found for the northeast corner of said QT South, LLC tract and the most northerly southeast corner of said called 10.23 acre tract of land, said 5/8 inch iron rod being in the west line of Lot 1A, Block 1 of NISD Harriet Creek Ranch Elementary No. 14, an addition to the City of Fort Worth, Denton County, Texas as recorded in Instrument No. 2009-76 of the Plat Records of Denton County, Texas, said Lot 1A being described by Special Warranty Deed to Northwest Independent School District as recorded in Instrument No. 2008-51035 of said Official Public Records of Denton County, Texas;

THENCE South 00 degrees 17 minutes 47 seconds East, with the east line of said QT South, LLC tract and with the west line of said Lot 1A, a distance of 181.39 feet to a 5/8 inch iron rod with cap stamped "YELLOW ROSE 10194700" found for an interior angle point of said QT South, LLC tract and an exterior angle point of said Lot 1A;

THENCE South 64 degrees 58 minutes 28 seconds East, with the northeast line of said QT South, LLC tract and with the south line of said Lot 1A, a distance of 244.15 feet to a 5/8 inch iron rod with cap stamped "MSI RPLS 4224" found for the northeast corner of said QT South, LLC tract and the south corner of said Lot 1A, said 5/8 inch iron rod with cap stamped "MSI RPLS 4224" being in the existing northwesterly right-of-way line of Harriet Creek Drive (an 80' right-of-way) as dedicated by Harriet Creek Ranch, an addition to the City of Fort Worth, Denton County, Texas as recorded in Cabinet U, Slide 293 of said Plat Records of Denton County, Texas and being the beginning of a non-tangent curve to the left having a radius of 553.92 feet, a central angle of 20 degrees 15 minutes 45 seconds and whose chord bears South 32 degrees 57 minutes 34 seconds West, a distance of 194.87 feet;

THENCE Southwesterly, with said existing northwesterly right-of-way line of Harriet Creek Drive, with the southeast line of said QT South, LLC tract and with said non-tangent curve to the left, an arc length of 195.89 feet to a 1/2 inch iron rod with cap stamped "COOMBS RW RPLS 5294" found for corner;

THENCE South 23 degrees 00 minutes 07 seconds West, with said existing northwesterly right-of-way line of Harriet Creek Drive and with the southeast line of said QT South, LLC tract, a distance of 118.88 feet to a 1/2 inch iron rod with cap (illegible) found for the most northerly southeast corner of said QT South, LLC tract and being the north corner of Lot 1, Block 25 of said Harriet Creek Ranch;

THENCE South 66 degrees 26 minutes 30 seconds West, with the southeast line of said QT South, LLC tract and with the northwest line of said Lot 1, a distance of 19.46 feet to a calculated point in a stone column for the southeast corner of said QT South, LLC tract and the most northerly northeast corner of said Parcel 21A, said calculated point being in said existing northeasterly right-of-way line of State Highway 114 and being the beginning of a non-tangent curve to the left having a radius of 3054.75 feet, a central angle of 04 degrees 28 minutes 11 seconds and whose chord bears North 70 degrees 07 minutes 42 seconds West, a distance of 238.25 feet;

THENCE Northwesterly, with said existing northeasterly right-of-way line of State Highway 114, with the southwest line of said QT South, LLC tract, with the northeast line of said Parcel 21A and with said non-tangent curve to the left, an arc length of 238.31 feet to the POINT OF BEGINNING and containing 136,501 square feet or 3.134 acres of land, more or less.

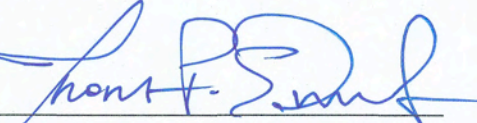
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QT South, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Lot 1, Block 1, QT 1884 ADDITION, an addition to the City of Fort Worth, Denton County, Texas, and do hereby dedicate to the public's use the streets, right-of-ways, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of Denton County, Texas.

Witness, my hand, this the 9th day of July, 2026.

QT South, LLC

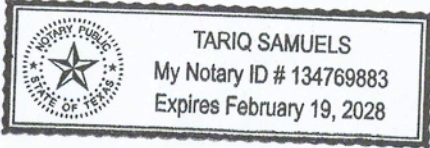

Thomas P. Edwards
President

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Thomas P. Edwards, known to me to be the same person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 9th day of July, 2026.


Notary Public for the State of Texas



SURVEYOR’S CERTIFICATE:

STATE OF TEXAS
COUNTY OF DENTON

I, MICHAEL L. LEWIS JR., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Fort Worth, Texas.

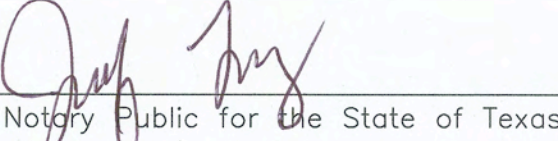
MICHAEL L. LEWIS JR., Registered Professional Land Surveyor No. 5773
Texas Firm No. 10194700

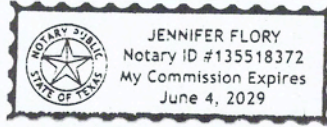


STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Michael L. Lewis Jr., known to me to be the same person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

Given under my hand and seal of office on this the 9 day of July, 2026.


Notary Public for the State of Texas



CITY OF FORT WORTH NOTES:

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.

COVENANTS OR RESTRICTIONS ARE UNALTERED:

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.

FLOODPLAIN / DRAINAGE WAY 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 drainageways 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.

FLOODPLAIN RESTRICTION:

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party 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.

FLOODPLAIN / DRAINAGE WAY 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 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.

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".

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.

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.

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 construction, reconstructing, 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.

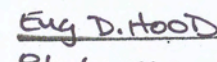
WATER/WASTEWATER IMPACT FEES:

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.

Surveyor:
YELLOW ROSE MAPPING LLC
4500 MERCANTILE PLAZA, STE 101
FORT WORTH, TX 76137
(817) 695-4100

Owner:
QT South, LLC
8700 Freepoint Parkway, Suite 115
Irving, Texas 75063
945-455-6411
President: Thomas P. Edwards




B/ur/roze

CITY OF FORT WORTH CASE NO. FP-24-209
FINAL PLAT
LOT 1, BLOCK 1,
QT 1884 ADDITION
BEING 3.134 ACRES
AN ADDITION TO THE
CITY OF FORT WORTH, IN THE
GUADALUPE CARDINAS SURVEY, ABSTRACT NO. 214
CHARLES TYDINGS SURVEY, ABSTRACT NO. 1276
DENTON COUNTY, TEXAS

This plat is recorded in
Document No. _____
Date: _____

	
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

 YELLOW ROSE MAPPING LLC 4500 MERCANTILE PLAZA, STE 101 FORT WORTH, TX 76137 (817) 695-4100 TEXAS FIRM NO. 10194700	
REVISIONS	
07/07/2026 MWL	FINAL COMMENTS & RECORD
06/26/2026 MWL	ADD EASEMENT RECORD DATA
SURVEYED BY: LP	SURVEY DATE: 02/28/2024
DRAWN BY: MAP	PROJ. MGR.: MLL
DATE: 07/07/2026	
PROJECT: QT2304_200	SHEET 2 OF 2
CAD FILE: 10-1884_SURVEY_PLAT_R10.DWG	

Filed for Record
in the Official Records Of:
Denton County
On: 8/7/2026 11:04:54 AM
In the PLAT Records
CITY OF FORT WORTH CASE NO.
Doc Number: 2026-283
Number of Pages: 2
Amount: 100.00
Order#: 20260807000221
By: EV