

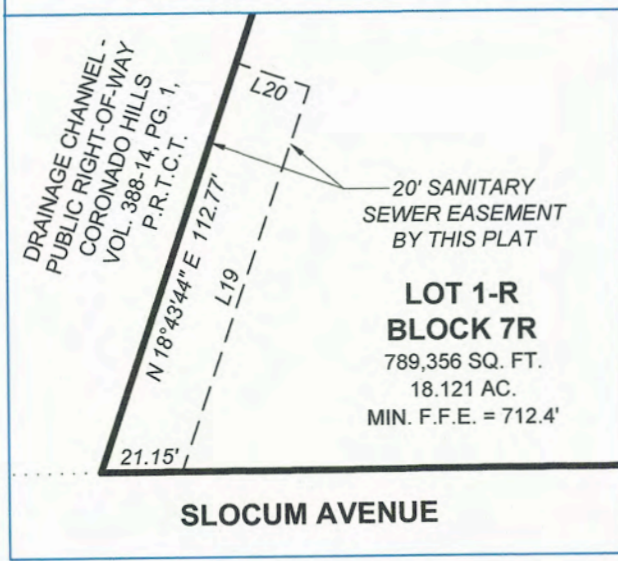
GENERAL PLAT NOTES

- This property is located in "Non-shaded Zone X" and "Zone A" within Community Number 480596 according to the F.E.M.A. Flood Insurance Rate Map Number 48438C0280K dated September 25, 2009.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas State Plane Coordinate System, North Central Zone (4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- All easements and building lines with no recording information listed are shown per Volume 388-14, Page 1 of the Plat Records of Tarrant County, Texas.
- All easements and building lines dedicated in Volume 388-14, Page 1 of the Plat Records of Tarrant County, Texas within the boundaries of this subdivision are to be abandoned by this plat.

LAND USE TABLE

LOT 1-R, BLOCK 7R
GROSS AREA: 18.122 ACRES (789,406 SQ. FT.)
ROW DEDICATION: 50 SQ. FT.
NET AREA: 18.121 ACRES (789,356 SQ. FT.)

DETAIL 'A' (1" = 50')



LINE	BEARING	DISTANCE
L1	N 15°23'34" E	169.89'
L2	N 13°50'06" E	93.14'
L3	N 00°29'19" W	89.56'
L4	S 89°30'45" E	117.03'
L5	S 75°45'50" E	218.97'
L6	S 58°27'16" E	57.01'
L7	N 87°26'43" W	36.13'
L8	N 75°45'54" W	44.88'
L9	N 69°42'35" W	65.93'
L10	N 75°15'56" W	140.90'
L11	S 40°07'13" W	87.44'
L12	S 09°26'33" W	94.82'
L13	S 16°14'52" W	127.36'
L14	S 27°09'01" W	67.35'
L15	S 24°15'09" W	149.40'
L16	S 34°35'07" W	309.38'
L17	S 28°11'32" W	433.99'
L18	S 15°34'08" W	146.42'
L19	N 18°43'44" E	105.88'
L20	N 71°16'16" W	20.00'

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.

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 II of said ordinance, and is due on the date a building permit is issued.

SIDEWALKS & STREET LIGHTS
Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth standards.

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.

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

PRIVATE MAINTENANCE
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.

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.

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.

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.

COVENANTS AND 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.

FLOODPLAIN / FLOODWAY / DRAINAGEWAY 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 to 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) with 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 (ies) 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.

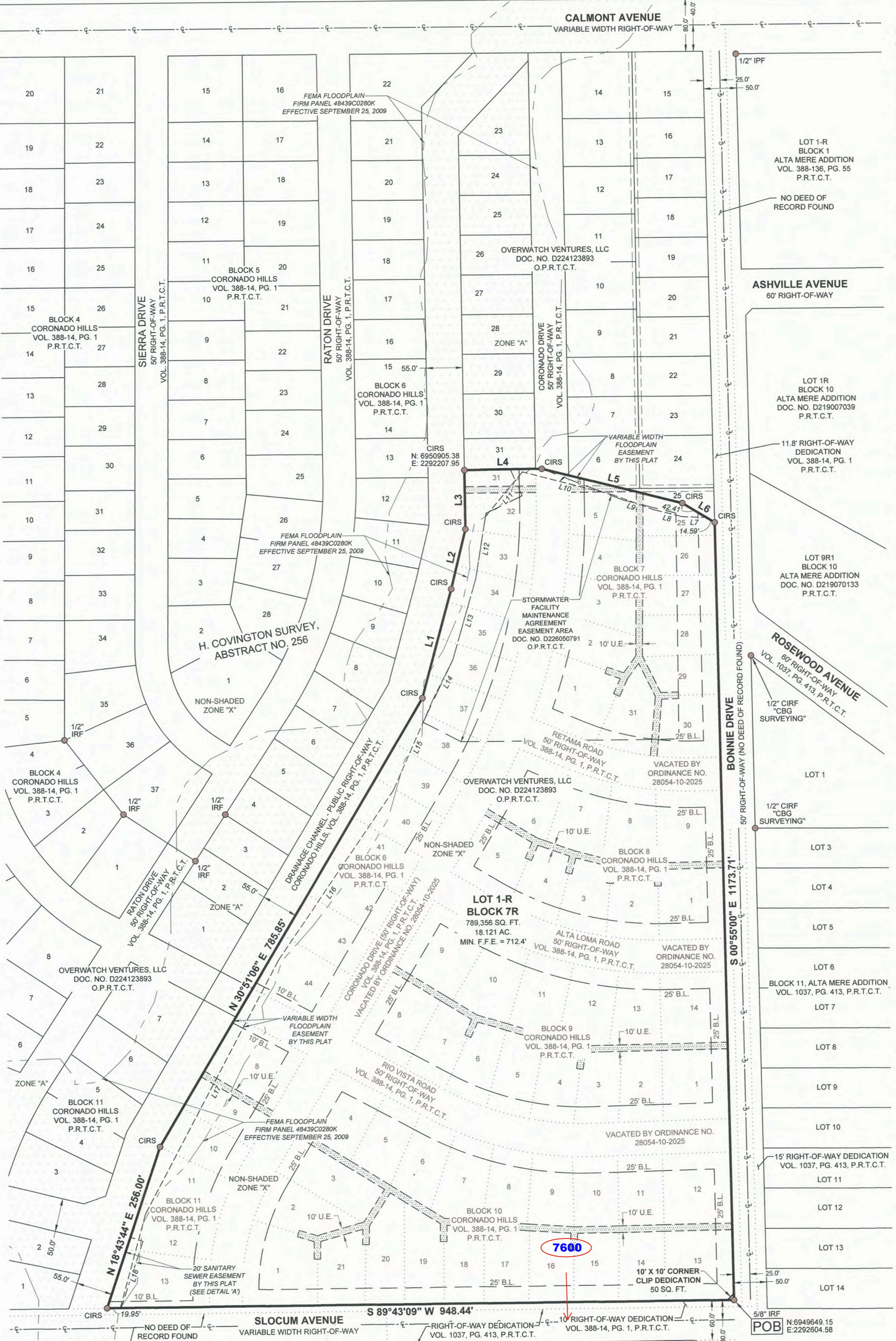
CITY CASE No: FP-25-031

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: 4/2/2026
By: *Ch...* Chairman
By: *S...* Secretary

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
04/02/2026 11:33 AM
D226080384
PLAT
Pages: 78
Fees: \$373.00
Margaret Nicholson
MAYOR CLERK

LEGEND

VOL.	= VOLUME
PG.	= PAGE
DOC. NO.	= DOCUMENT NUMBER
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
IPF	= IRON PIPE FOUND
U.E.	= UTILITY EASEMENT
B.L.	= BUILDING LINE
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	= DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
—	= CENTER LINE



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS, OVERWATCH VENTURES, LLC is the owner of an 18.122 acre tract of land out of the H. Covington Survey, Abstract No. 256, situated in the City of Fort Worth, Tarrant County, Texas, being all of Lots 32 thru 44 and a portion of Lot 31 of Block 6, all of Lots 1 thru 4 and Lots 26 thru 31 and a portion of Lots 5, 6, and 25 of Block 7, all of Lots 1 thru 9 of Block 8, all of Lots 1 thru 14 of Block 9, all of Lots 1 thru 21 of Block 10, and all of Lots 8 thru 13 of Block 11 of Coronado Hills, a subdivision of record in Volume 388-14, Page 1, of the Plat Records of Tarrant County, Texas, said Lots having been conveyed to Overwatch Ventures, LLC by Special Warranty Deed of record in Document Number D224123893 of the Official Public Records of Tarrant County, Texas, also being a portion of Coronado Drive and Rio Vista Road and all of Alta Loma Road and Retama Road (all 50-foot rights-of-way as dedicated by said plat of Coronado Hills, included portions herein vacated by City of Fort Worth Ordinance No. 28054-10-2025), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the north right-of-way line of Slocum Avenue and the west right-of-way line of Bonnie Drive, being the southeast corner of said Lot 13 of Block 10;
THENCE, S89°43'09"W, along the north right-of-way line of Slocum Avenue, in part being the common south lines of Lots 13 thru 21 and Lot 1 of Block 10, in part being the common south terminus line of Coronado Drive, and in part being the common south line of said Lot 13 of Block 11, a distance of 948.44 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the southwest corner of said Lot 13 of Block 11, being the southeast corner of that certain Drainage Channel of record in said plat of Coronado Hills;
THENCE, leaving the north right-of-way line of Slocum Avenue, along the east line of said Drainage Channel, in part being the common west lines of said Lots 13 thru 8 of Block 11, in part over and across Rio Vista Road, and in part being the common west line of said Lots 44 thru 31 of Block 6, the following five (5) courses and distances:

- N18°43'44"E, a distance of 256.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
 - N30°51'06"E, a distance of 785.85 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
 - N15°23'34"E, a distance of 169.89 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
 - N13°50'06"E, a distance of 93.14 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
 - N00°29'19"W, a distance of 89.56 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- THENCE**, leaving the east line of said Drainage Channel, over and across said Lot 31 of Block 6, in part over and across Coronado Drive, and in part over and across said Lots 6, 5, and 25 of Block 7, the following three (3) courses and distances:
- N89°30'45"E, a distance of 117.03 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
 - S75°45'50"E, a distance of 218.97 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
 - S58°27'16"E, a distance of 57.01 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the west right-of-way line of Bonnie Drive, being the common east line of said Lot 25 of Block 7;

THENCE, S00°55'00"E, along the west right-of-way line of Bonnie Drive, in part being the common east lines of said Lots 25 thru 30 of Block 7, in part being the common east terminus line of Retama Road, in part being the common east lines of said Lots 9 and 1 of Block 8, in part being the common east terminus line of Alta Loma Road, in part being the common east lines of said Lots 14 and 1 of Block 9, in part being the common east terminus line of Rio Vista Road, and in part being the common east lines of said Lots 12 and 13 of Block 10, a distance of 1,173.71 feet to the **POINT OF BEGINNING**, and containing an area of 18.122 acres (789,406 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, OVERWATCH VENTURES, LLC does hereby adopt this plat, designating herein described property as CORONADO HILLS ADDITION, LOT 1-R, BLOCK 7R, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

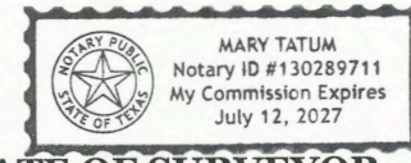
OWNER: OVERWATCH VENTURES, LLC

By: *James Andrew Dunning* owner 3/25/26
Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared *James Andrew Dunning*, 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 considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 25th day of March, 2026.

Mary Tatum
Notary Public in and for the State of Texas



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared *Caleb McCanlies*, 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 considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 25th day of March, 2026.

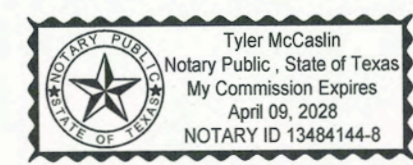
Caleb McCanlies
Caleb McCanlies, R.P.L.S. #7036



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared *Caleb McCanlies*, 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 considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 25th day of March, 2026.

Tyler McCaslin
Tyler McCaslin
Notary Public in and for the State of Texas



PP-23-017
FP-25-031

**FINAL PLAT
CORONADO HILLS ADDITION
LOT 1-R, BLOCK 7R**

BEING A REPLAT OF
ALL OF LOTS 32-44 AND A PORTION OF LOT 31, BLOCK 6, ALL OF LOTS 1-4 & 26-31 AND A PORTION OF LOTS 5, 6 & 25, BLOCK 7, ALL OF LOTS 1-9, BLOCK 8, ALL OF LOTS 1-14, BLOCK 9, ALL OF LOTS 1-21, BLOCK 10, AND ALL OF LOTS 8-13, BLOCK 11, CORONADO HILLS, RECORDED IN VOL. 388-14, PG. 1, P.R.T.C.T., AND BEING A PORTION OF CORONADO DRIVE AND RIO VISTA ROAD, AND ALL OF RETAMA ROAD AND ALTA LOMA ROAD, AS DEDICATED IN VOL. 388-14, PG. 1, P.R.T.C.T., AND ABANDONED BY CITY ORDINANCE NO. 28054-10-2025

BEING 18.122 ACRES OUT OF THE
HAYS COVINGTON SURVEY, ABSTRACT NUMBER 256
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
DATE OF PREPARATION: MARCH 25, 2026

THIS PLAT FILED IN DOCUMENT NUMBER _____ DATE _____ PAGE 1 OF 1

JOB NUMBER 2403.151
DATE 11/04/2025
REVISION 03/25/2026
DRAWN BY TAR/DJJ
EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Pape-Dawson Engineers
Contact: Matthew Maly
201 Main Street, Suite 901
Fort Worth, TX 76102
(817) 871-3668

OWNER
Overwatch Ventures, LLC
1810 E-I-30
Rockwall, TX 75087