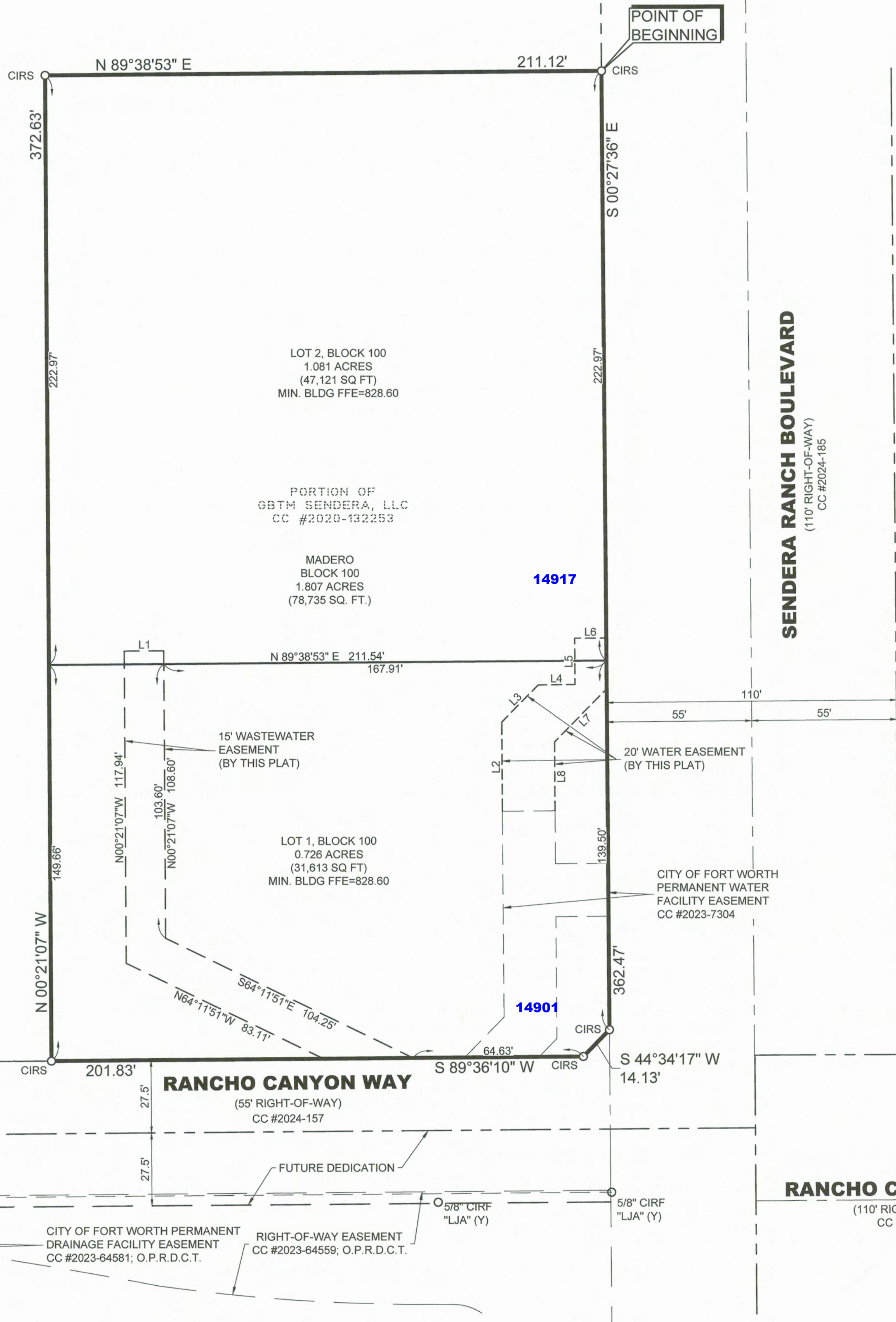
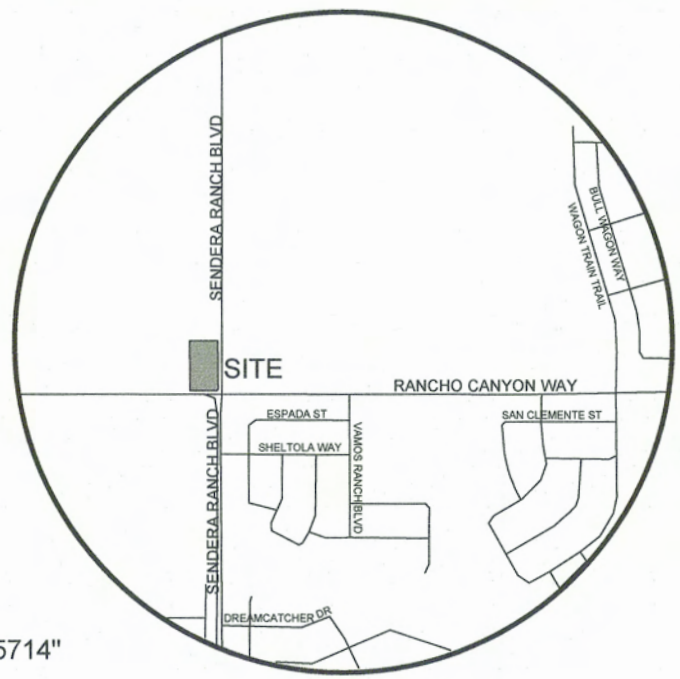
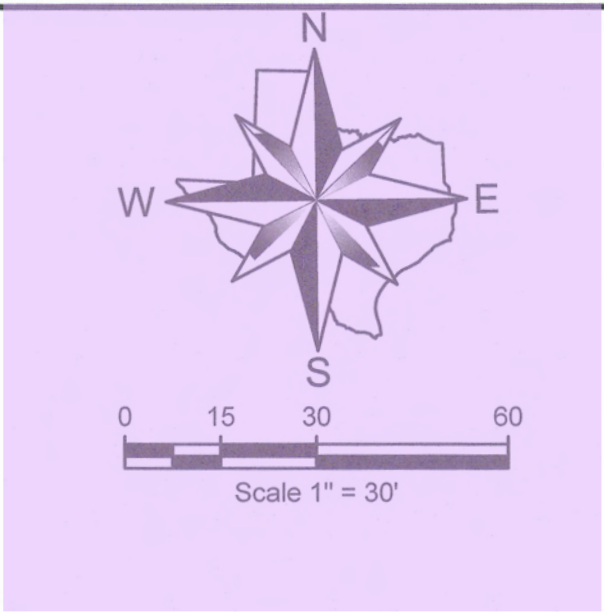


LOT 2X, BLOCK 100
OF LOTS 1-26 & 1X-4X, BLOCK 100, LOTS 1-31,
BLOCK 101, LOTS 1-8 & 1X, BLOCK 102, LOTS
20-42 & 1X, BLOCK 103; LOTS 1-36, BLOCK 104;
LOTS 1-36, BLOCK 104; LOTS 1-36, BLOCK 105;
LOTS 1-9, BLOCK & 1X, BLOCK 106; LOTS 1-14,
BLOCK 107; LOTS 1-24, BLOCK 108; LOTS
20-31, BLOCK 109; LOT 1X, BLOCK 110; LOT 1X,
BLOCK 111, LOT 1X, BLOCK 112
MADERO
CC #2024-157



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°38'53\"E	15.00'
L2	N00°21'07\"W	33.73'
L3	N44°38'53\"E	19.65'
L4	N89°28'09\"E	14.00'
L5	N00°27'36\"W	17.50'
L6	N89°53'50\"E	12.00'
L7	S44°38'53\"W	28.14'
L8	S00°21'07\"E	26.09'



LEGEND
CIRS 1/2\" iron rod set w/ plastic cap stamped \"W.A.I. 5714\"
XCF \"X\" cut in concrete found
CM Controlling Monument
D.R.D.C.T. Deed Records, Denton County, Texas
O.P.R.D.C.T. Official Public Records, Denton County, Texas
CC # County Clerk's Instrument Number
P.O.S.E. Public Open Space Easement

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C0470G dated April 18, 2011, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

GENERAL NOTES:
1. 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.

LAND USE TABLE	
GROSS SITE AREA (ACREAGE)	1.807
TOTAL NUMBER LOTS	2
RESIDENTIAL LOTS	
NUMBER	0
TOTAL NUMBER DWELLING UNITS	0
ACREAGE	
SINGLE FAMILY DETACHED	0
SINGLE FAMILY ATTACHED	0
TWO FAMILY	0
MULTIFAMILY	0
NON-RESIDENTIAL LOTS	
NUMBER	2
ACREAGE	
COMMERCIAL LOTS	1.807
INDUSTRIAL LOTS	
OPEN SPACE LOTS	0
RIGHT-OF-WAY	0

FP-25-036



CITY PROJECT NO. FP-25-036
REFERENCE CASE NUMBERS:
PP-21-032
FP-22-022
FP-23-031

FINAL PLAT
MADERO
LOT 1 & 2, BLOCK 100
BEING 1.807 ACRES (78,735 SQ. FT.) OUT OF THE MATTHEW
ASHTON SURVEY, ABSTRACT NO. 1,
FORT WORTH, DENTON COUNTY, TEXAS

APPLICANT:
SDI Rancho Canyon, LLC
1800 West Loop South
Suite 1850
Houston, TX 77027
(713) 892-5200

OWNER:
SDI Rancho Canyon, LLC
1800 West Loop South,
Suite 1850
Houston, TX 77027

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
Phone No. (972) 490-7090

Filed for Record
in the Official Records Of:
Denton County
On: 10/13/2025 3:21:44 PM
In the PLAT Records
MADERO
Doc Number: 2025-408
Number of Pages: 2
Amount: 100.00
Order#: 20251013000516
By: WD

Date : 09.09.24
Scale : 1\" = 30'
File : 63918.0A-FPLT
Project No. : 63918.0A

SHEET
1
OF
2

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
8750 HILLCREST PLAZA, SUITE 215
DALLAS, TEXAS 75230
TEL: (972) 490-7090 FAX: (972) 490-7098
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MATTHEW ASHTON SURVEY
ABSTRACT NO. 1
FORT WORTH, DENTON COUNTY, TEXAS

SDI RANCHO CANYON, LLC
1800 WEST LOOP SOUTH, SUITE 1850
HOUSTON, TX 77027

FINAL PLAT
MADERO
LOTS 1 & 2, BLOCK 100

G:\63918-Sendera\0A- NWC at Sendera (1.4 Acres)\SURVEY\Plats\63918.0A-FPLT.dwg

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, We, SDI Rancho Canyon, LLC, are the sole owners of a tract of land situated in the MATTHEW ASHTON SURVEY, ABSTRACT NO. 1, in the City of Fort Worth, Denton County, Texas, being all of a tract of land described in deed to GBTM Sendera, LLC as recorded in County Clerk's Instrument No. 2020-132253, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the most Northerly Southeast corner of Lot 2X, Block 100, Of Lots 1-26 & 1X-4X, Block 100, Lots 1-31, Block 101, Lots 1-9 & 1x, Block 102, Lots 20-42 & 1x, Block 103; Lots 1-36, Block 104; Lots 1-36, Block 104; Lots 1-36, Block 105; Lots 1-9, Block & 1X, Block 106; Lots 1-14, Block 107; Lots 1-24, Block 108; Lots 20-31, Block 109; Lot 1X, Block 110; Lot 1X, Block 111, Lot 1X, Block 112, 1-14, Block 107; Lots 1-24, Block 108; Lots 20-31, Block 109; Lot 1X, Block 110; Lot 1X, Block 111, Lot 1X, Block 112, 1-14, Block 107; Lots 1-24, Block 108; Lots 20-31, Block 109; Lot 1X, Block 110; Lot 1X, Block 111, Lot 1X, Block 112, Madero;

THENCE South 00 degrees 27 minutes 36 seconds East, along the West right-of-way of said Sendera Ranch Boulevard, a distance of 382.47 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the North end of a corner clip at the intersection of the West right-of-way of said Sendera Ranch Boulevard with the North right-of-way of Rancho Canyon Way, a 55-foot right-of-way, as dedicated by said Plat of Lots 1-26 & 1X-4X, Block 100, Lots 1-31, Block 101, Lots 1-8 & 1x, Block 102, Lots 20-42 & 1x, Block 103, Lots 1-36, Block 104; Lots 1-36, Block 104; Lots 1-36, Block 105; Lots 1-9, Block & 1X, Block 106; Lots 1-14, Block 107; Lots 1-24, Block 108; Lots 20-31, Block 109; Lot 1X, Block 110; Lot 1X, Block 111, Lot 1X, Block 112, Madero;

THENCE South 44 degrees 34 minutes 17 seconds West, along said corner clip, a distance of 14.13 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set corner on the North right-of-way of said Rancho Canyon Way;

THENCE South 89 degrees 36 minutes 10 seconds West, along the North right-of-way of said Rancho Canyon Way, a distance of 201.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the most Westerly Southeast corner of said Lot 2X, Block 100;

THENCE North 00 degrees 21 minutes 07 seconds West, departing the North right-of-way of said Rancho Canyon Way, along the most Southerly East line of said Lot 2X, Block 100, a distance of 372.63 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 89 degrees 38 minutes 53 seconds East, along the Northerly South line of said Lot 2X, Block 100, a distance of 211.12 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.807 acres or 78,735 square feet of land, more or less.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF Harris §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT, SDI Rancho Canyon, LLC, acting herein by and through its duly authorized officers, do hereby adopt this Final Plat designating the hereinabove described property as **MADERO**, Lots 1 & 2, Block 100 and do hereby dedicate in fee simple to the public use forever, the streets and alleys shown hereon.

WITNESS, my hand, this the 26th day of September, 2025.

OWNER:

BY: SDI Rancho Canyon, LLC
A DELAWARE LIMITED LIABILITY COMPANY

By: [Signature]
Authorized signatory

STATE OF TEXAS §
COUNTY OF Harris §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Charles W. Shivers known to me to be the person and officer 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 OFFICE this the 26th day of September, 2025.

Notary Public, State of Texas

PETER T SISKAN
Notary ID #129089573
My Commission Expires
August 15, 2028

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Fort Worth, Texas.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230 Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person and officer 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 OFFICE this the 29th day of Sep, 2025.

Notary Public, State of Texas

CYNTHIA FLORES
Notary ID #134598924
My Commission Expires
October 10, 2027

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 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

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, shall be prepared and submitted by the party(ies) wishing to construct within the flood-plain. 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.

FLOOD PLAIN/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.

P.R.V. (PRESSURE REDUCING VALVE) NOTE

Private P.R.V.s will be required: water pressure exceeds 80 P.S.I.

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.

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".

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE/ PADSITE

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 or pad site. The distance shall be measured in a straight line from the well bore or pad site to the closest exterior point of the building, without regards to intervening structures or objects.

OIL OR GAS WELL PROXIMITY TO BUILDINGS

Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures. Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

Setback from Gas Site/Compressor facility identifies Public Building and Protected Uses and will also require Habitable Structures for the 300 foot setback to the perimeter of the compressor facility site.

PUBLIC OPEN SPACE EASEMENTS

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

PRIVATE COMMON AREA AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/ buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land 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.

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXASTHIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVALPlat Approval Date: 10/10/2025By: [Signature] ChairmanBy: [Signature] SecretaryWinkelmann
& Associates, Inc.CONSULTING CIVIL ENGINEERS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090 FAX
Texas State License No. 0000000000 Expires 03/31/2025
COPYRIGHT © 2025, Winkelmann & Associates, Inc.MATTHEW ASHTON SURVEY
ABSTRACT NO. 1
FORT WORTH, DENTON COUNTY, TEXAS
SDI RANCHO CANYON, LLC
1800 WEST LOOP SOUTH, SUITE 1850
HOUSTON, TX 77027FINAL PLAT
MADERO
LOTS 1 & 2, BLOCK 100FILED
OCT 9 2025CITY PROJECT NO. FP-25-036
REFERENCE CASE NUMBERS:
PP-21-032
FP-22-022
FP-23-031FINAL PLAT
MADEROLOT 1 & 2, BLOCK 100
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ASHTON SURVEY, ABSTRACT NO. 1,
FORT WORTH, DENTON COUNTY, TEXASFiled for Record
in the Official Records Of:
Denton County
On: 10/13/2025 3:21:44 PM
In the PLAT Records
MADERO
Doc Number: 2025-408
Number of Pages: 2
Amount: 100.00
Order#: 20251013000516
By: WD

Date: 09/09/24

Scale: N/A

File: 63918.0A-FPLT

Project No.: 63918.0A

SHEET

2
OF
2APPLICANT:
SDI Rancho Canyon, LLC
1800 West Loop South
Suite 1850
Houston, TX 77027
(713) 892-5200OWNER:
SDI Rancho Canyon, LLC
1800 West Loop South,
Suite 1850
Houston, TX 77027SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
Phone No. (972) 490-7090

This plat recorded in Document Number _____, Date _____

G:\63918-Sendera\0A- NWC at Sendera (1.4 Acres)\SURVEY\Plats\63918.0A-FPLT.dwg