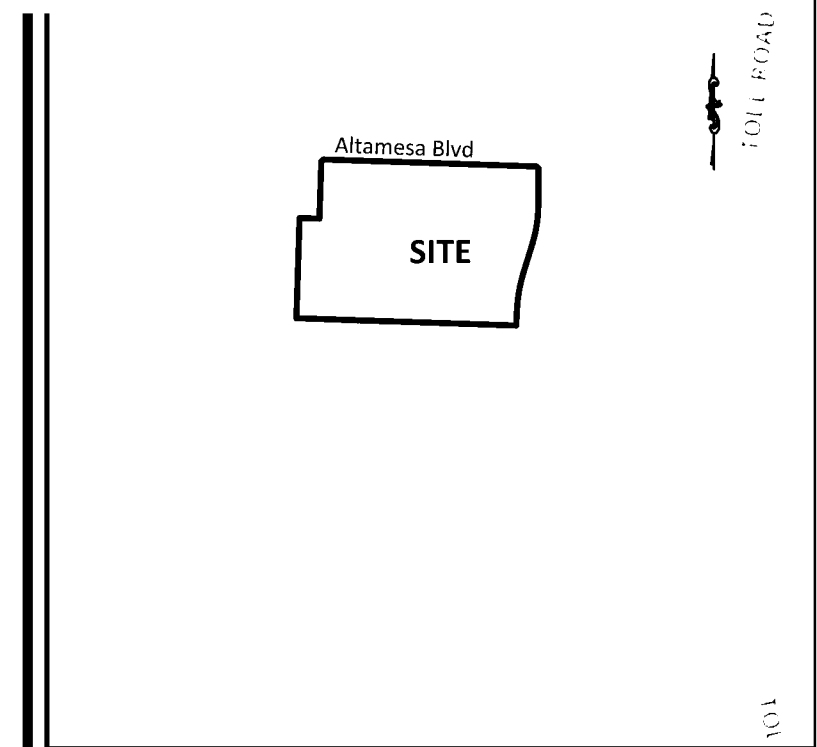




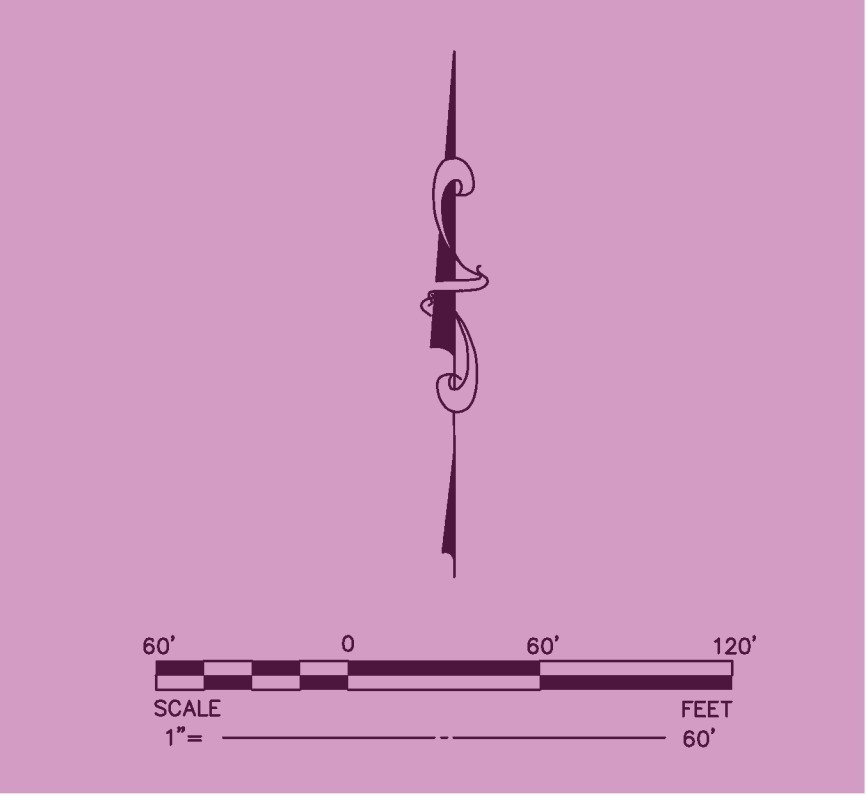
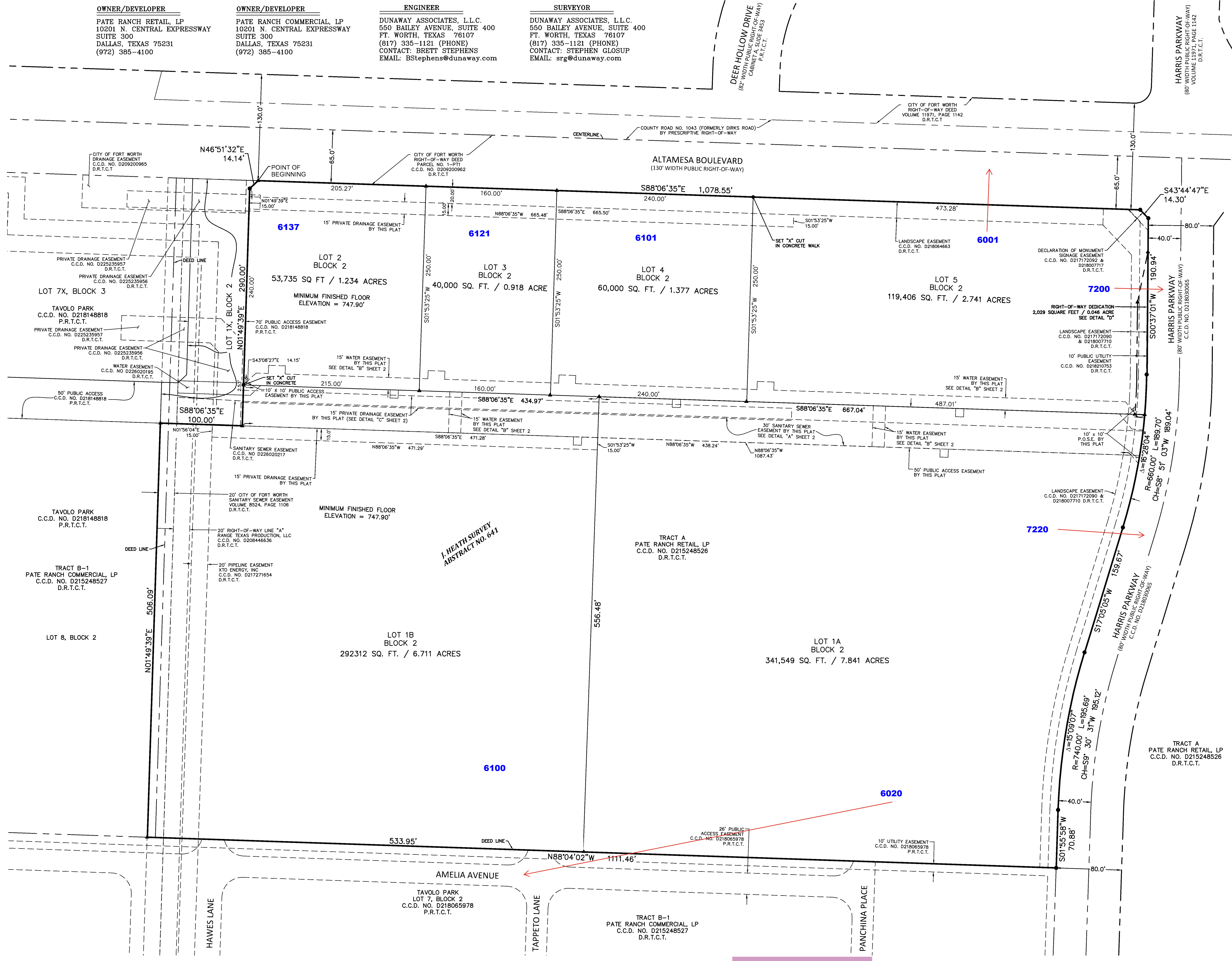
VICINITY MAP
NOT TO SCALE

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.
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.
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.
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.
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.
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.
SIDEWALKS Sidewalks are required adjacent to both sides of all public and private streets, and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".
SITE DRAINAGE STUDY Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to 1.0 acre or more of land disturbance.

LAND USE TABLE	
Total Gross Acreage	20.868 Ac.
Right-of-Way Dedication	0.046 Ac.
Net Acreage	0 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	6
Non-Residential Acreage	20.822 Ac.
Private Park Acreage	0
Public Park Acreage	0

B001951.042

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TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Building lines will be per the City of Fort Worth Zoning Ordinances.

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.

According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and incorporated areas, Panel No. 295 of 495, Map Number 45439C0255 K, map effective date September 25, 2009. The subject property is located in Zone "X", defined as areas determined to be outside 500 year flood plain. This statement does not reflect any type of flood study by this firm.

All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc." unless otherwise noted hereon.

- ▲ = 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC" set unless otherwise noted
- = 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC" found unless otherwise noted

P.O.S.E. = PUBLIC OPEN SPACE EASEMENT
C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

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.

P.R.V. REQUIRED

Private P.R.V.'S will be required; water pressure exceeds 80 P.S.I.

FP-25-069

**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: 08/24/2026

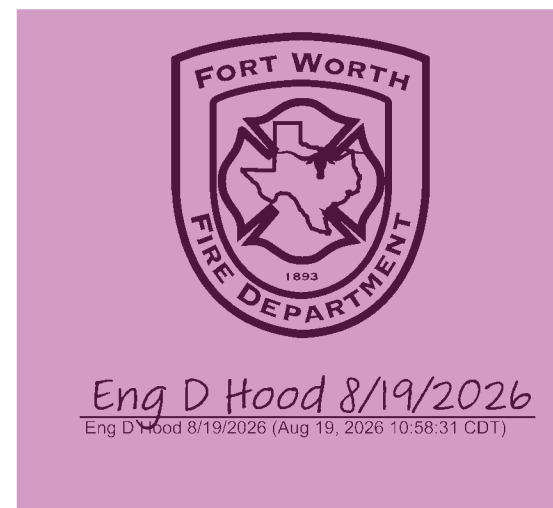
By: *Caroline Crang* (Chairman)
By: *Stephen Murray* (Secretary)

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of January 30, 2025.

Stephen R. Glosup
Stephen R. Glosup, RPLS
Registered Professional Land Surveyor
srg@dunaway.com
Texas Registration No. 5570

August 12, 2026
Date



FP-25-069

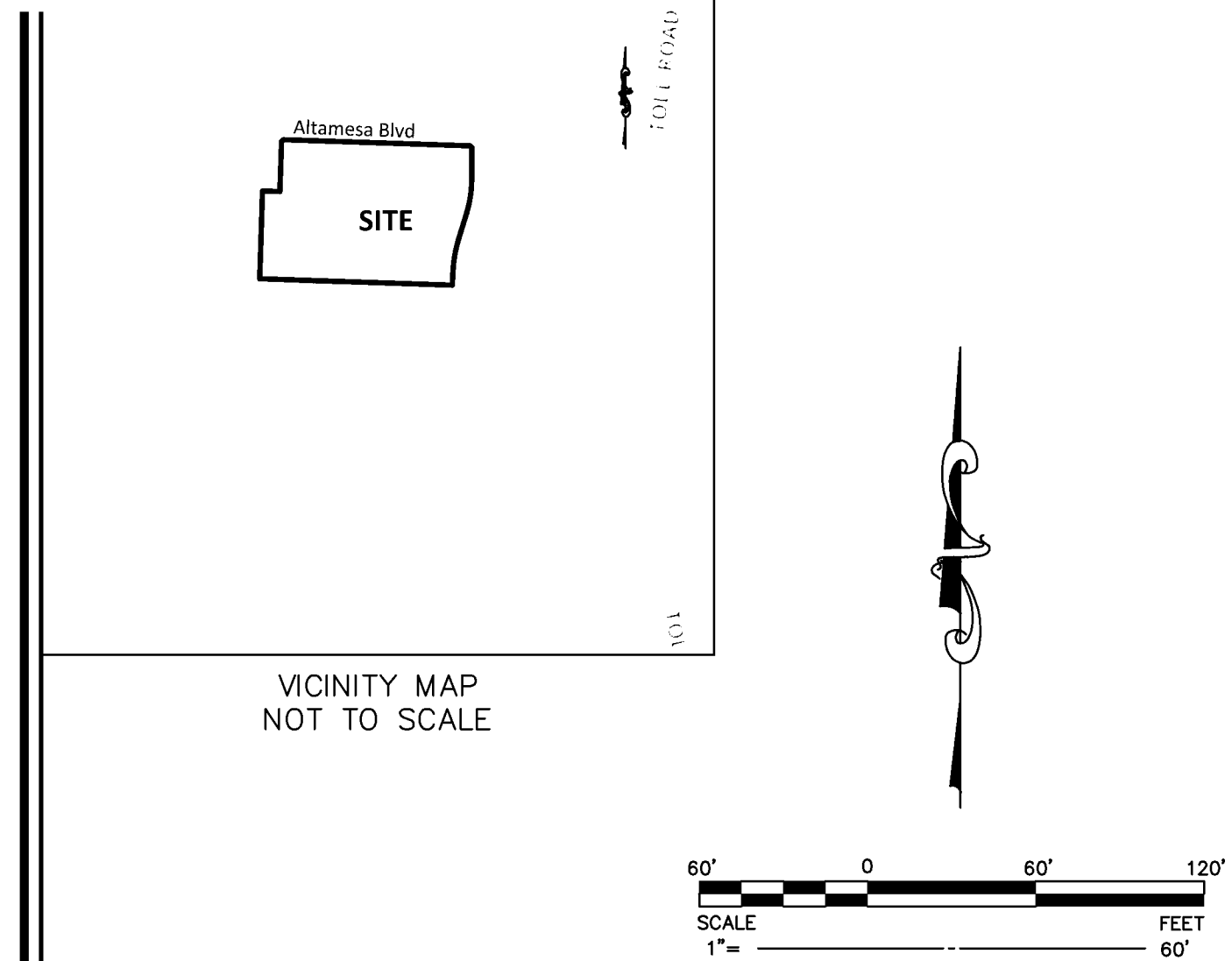
**FINAL PLAT
OF
TAVOLO PARK – COMMERCIAL
LOTS 1A, 1B, AND 2-5, BLOCK 2**

Situated in the J. Heath Survey, Abstract No. 641,
City of Fort Worth, Tarrant County, Texas.

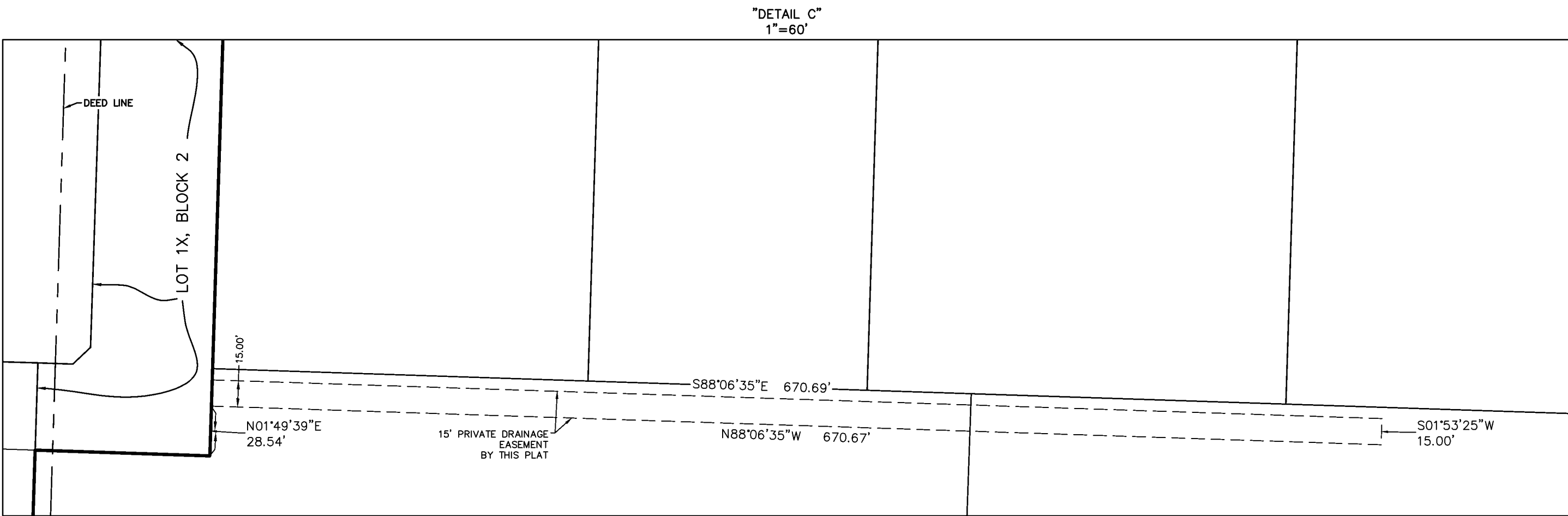
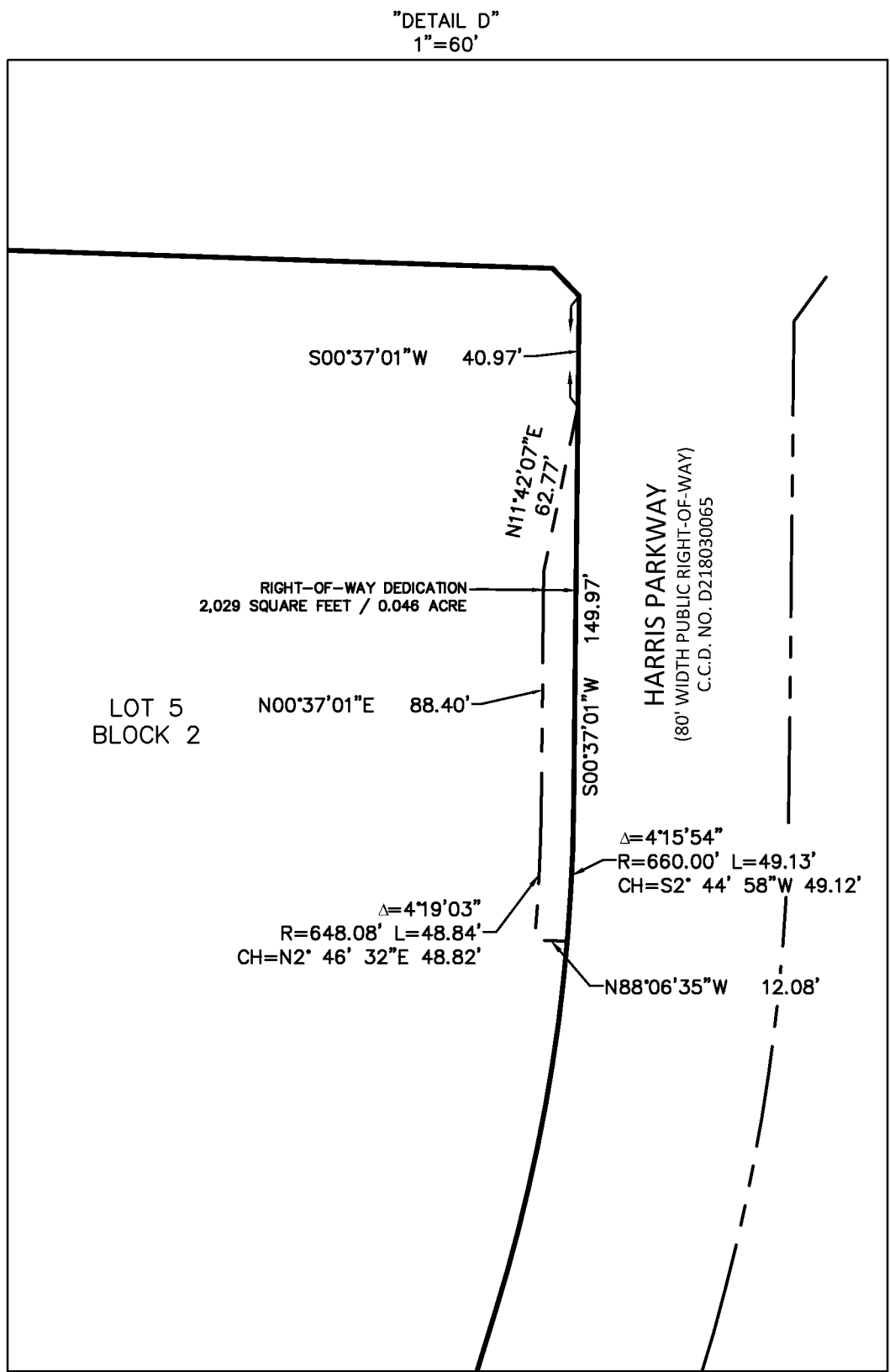
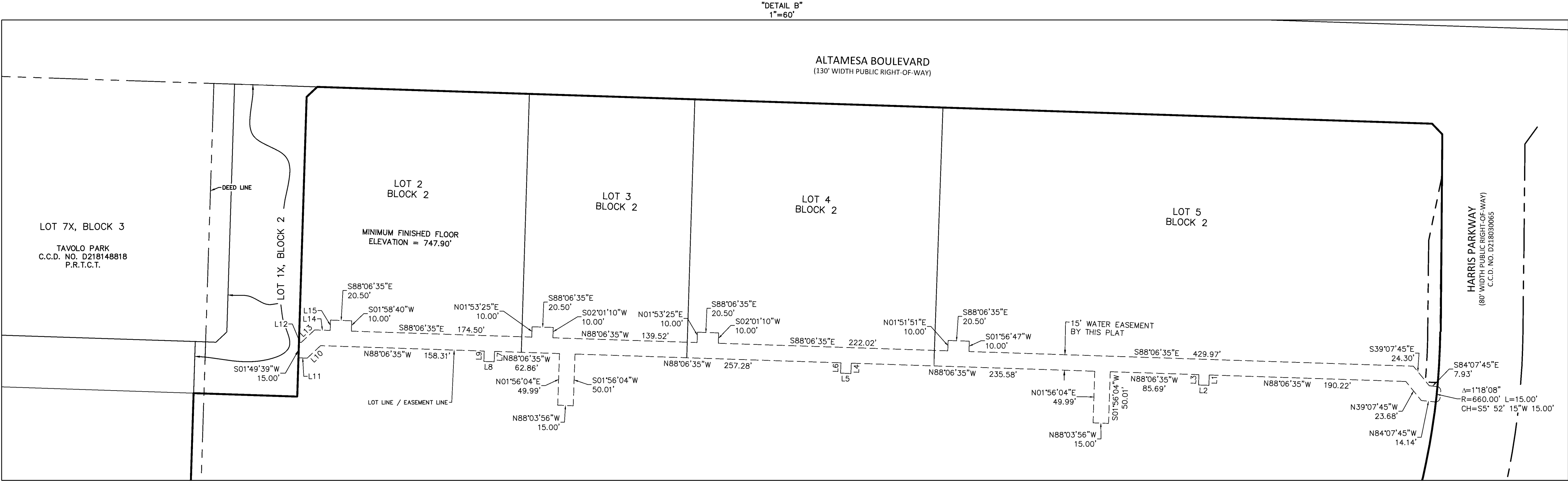
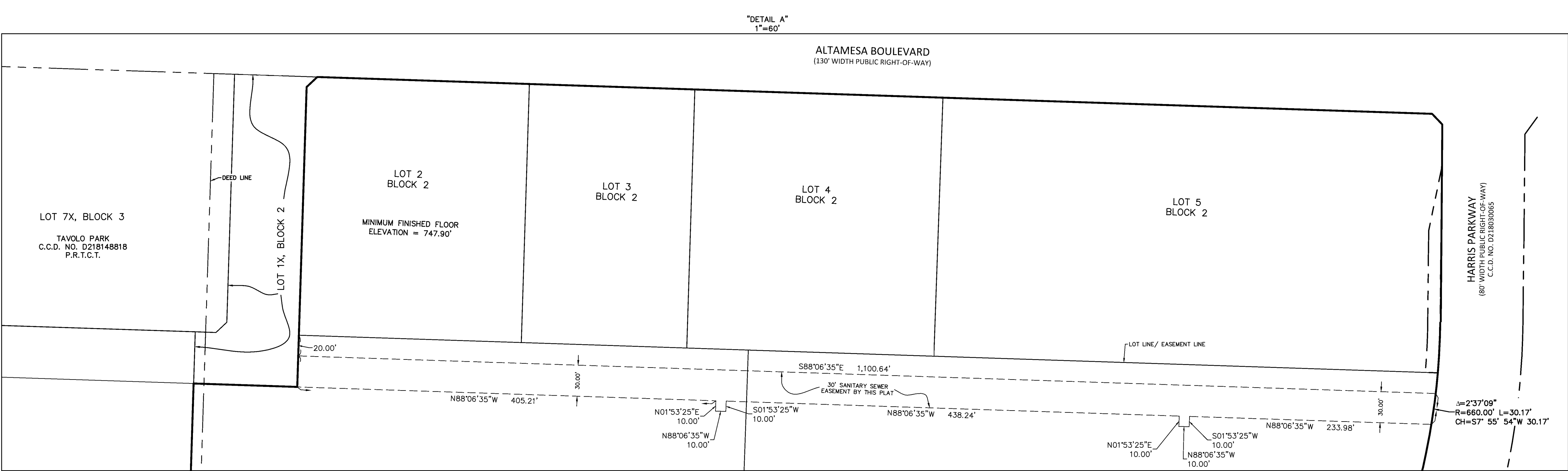
6 Lots 20.822 Acres

This plat was prepared in February, 2025

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D_____ DATE: __-__-__



Line Table		
Line Number	Bearing	Distance
L1	S01°53'25"W	10.00'
L2	N88°06'35"W	10.00'
L3	N01°53'25"E	10.00'
L4	S01°53'25"W	10.00'
L5	N88°06'35"W	10.00'
L6	N01°53'25"E	10.00'
L7	S01°53'25"W	10.00'
L8	N88°06'35"W	10.00'
L9	N01°53'25"E	10.00'
L10	S46°53'25"W	17.65'
L11	N88°06'35"W	8.67'
L12	S88°06'35"E	2.47'
L13	N46°53'25"E	17.65'
L14	S88°06'36"E	15.06'
L15	N01°53'25"E	10.00'



Eng D Hood 8/19/2026
Eing D Hood 8/19/2026 (Aug 19, 2026 10:58:31 CDT)

FINAL PLAT
OF
TAVOLO PARK – COMMERCIAL
LOTS 1A, 1B, AND 2–5, BLOCK 2

Situated in the J. Heath Survey, Abstract No. 641,
City of Fort Worth, Tarrant County, Texas.

6 Lots 20.868 Acres

This plat was prepared in February, 2025

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D_____ DATE: __-__-__



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PLOTTED BY: Steve Glosup ON: Wednesday, August 12, 2026 AT: 6:01 PM FILEPATH: P:\001900\1951\Survey\DA\042\Survey\Drawings\8001951\042 Tavolo Commercial Outlots Plat-update.dwg

DEDICATION OF PLAT

STATE OF TEXAS)(

COUNTY OF TARRANT)(

WHEREAS, PATE RANCH COMMERCIAL, LP, AND PATE RANCH RETAIL, LP, ARE THE SOLE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

PROPERTY DESCRIPTION

BEING a tract of land situated in the J. Heath Survey, Abstract No. 641, City of Fort Worth, Tarrant County, Texas and being a part of that certain tract of land described as Tract B-1 by deed to Pate Ranch Commercial, LP, recorded in County Clerk's Document Number D215248527, Deed Records, Tarrant County, Texas, and a part of the certain tract of land described at Tract A by deed to Pate Ranch Retail, L.P., recorded in County Clerk's Document No. D215248526, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." (hereinafter called 5/8" YCIR) set in the south right-of-way line of Altamesa Boulevard (a 130' Width public right-of-way), the northeast corner of Lot 1X, Block 2, Tavolo Park, an Addition to the City of Fort Worth, according to the plat recorded in County Clerk's Document Number D218148818, Plat Records, Tarrant County, Texas;

THENCE South 88°06'35" East, with the north right-of-way line of said Altamesa Boulevard, a distance of 1,078.55 feet to a 5/8" YCIR found for the north end of a corner clip at the southwest intersection of said Altamesa Boulevard and the west right-of-way of Harris Parkway (an 80 foot width public right-of-way) as shown on plat for Tavolo Park, an Addition to the City of Fort Worth, according to the plat recorded in County Clerk's Document No. D218030065, Plat Records, Tarrant County, Texas.

THENCE South 43°44'47" East, departing the south right-of-way line of said Altamesa Boulevard, with said corner clip, a distance of 14.30 feet to a 5/8" YCIR found for the south end of said corner clip in the west right-of-way line of said Harris Parkway;

THENCE with the west right-of-way line of said Harris Parkway, the following courses and distances:

South 00°37'01" West, a distance of 190.94 feet to a 5/8-inch YCIR found for the beginning of a curve to the right, having a central angle of 16°28'04", a radius of 660.00 feet and a chord bearing and distance of South 08°51'03" West - 189.04 feet;

With said curve to the right in a southwesterly direction, an arc length of 189.70 feet to a 5/8" YCIR found;

South 17°05'05" West, a distance of 159.67 feet to a 5/8" YCIR found for the beginning of a curve to the left, having a central angle of 15°09'07", a radius of 740.00 and a chord bearing and distance of South 09°30'31" West - 195.12 feet;

With said curve to the left in a southwesterly direction, an arc length of 195.69 feet to a 5/8" YCIR found;

Continued.....

 **DUNAWAY**
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DEDICATION OF PLAT

Continued.....

South 01°55'58" West, a distance of 70.88 feet to a 5/8" YCIR found for the northeast corner of Lot 7, Block 2, Tavolo Park, an Addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D218065978, Plat Records, Tarrant County, Texas;

THENCE North 88°04'02" West, departing the west right-of-way line of said Harris Parkway with the north line of said Lot 7, Block 2, Tavolo Park, a distance of 1,111.46 feet to a 5/8" YCIR set for the southeast corner of Lot 8, Block 2, said Tavolo Park, recorded in County Clerk's Document Number D218148818;

THENCE departing the north line of said Lot 7, Block 2, Tavolo Park, with the east line of said Block 2, Tavolo Park, recorded in County Clerk's Document Number D218148818, the following courses and distances:

North 01°49'39" East, a distance of 506.09 feet to a 5/8" YCIR set;

South 88°06'35" East, a distance of 100.00 feet to a 5/8" YCIR set;

North 01°49'39" East, a distance of 290.00 feet to a 5/8" YCIR found for the south end of a corner clip;

THENCE North 46°51'32" East, continuing with the east line of said Block 2, Tavolo Park, recorded in County Clerk's Document Number D218148818 and with said corner clip, a distance of 14.14 feet to the POINT OF BEGINNING and containing a calculated area of 909,031 square feet or 20.868 acres of land.



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DEDICATION OF PLAT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS PATE RANCH COMMERCIAL, LP, AND PATE RANCH RETAIL, LP, BEING THE OWNERS OF THE PREVIOUSLY DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS;

**TAVOLO PARK-COMMERCIAL
LOTS 1A, 1B, AND 2-5, BLOCK 2**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

STATE OF TEXAS ~

COUNTY OF DALLAS ~

EXECUTED this 13th day of August, 2026.

PATE RANCH COMMERCIAL, LP
a Texas limited partnership

By: PRA Pate Ranch GP, L.L.C.,
a Texas limited liability company
It's Administrator

By: [Signature]
Julian Hawes, Jr., Vice President



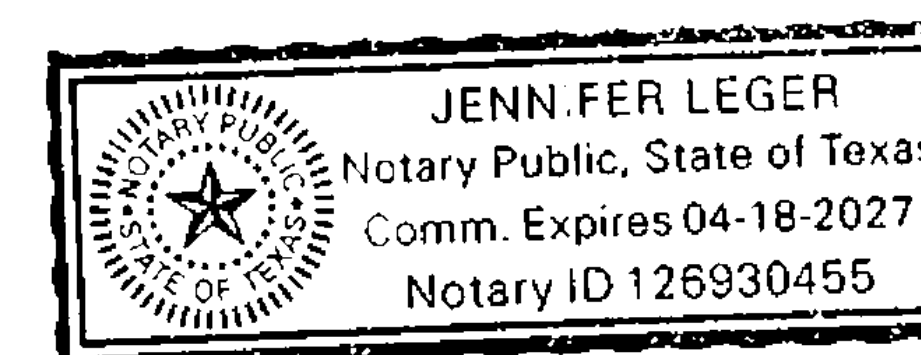
Eng D Hood 8/19/2026
Eng D Hood 8/19/2026 (Aug 19, 2026 10:58:31 CDT)

Before Me, the undersigned authority, on this day personally appeared Julian Hawes, Jr., Vice President of PRA Pate Ranch GP, L.L.C., a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Pate Ranch Commercial, LP, for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 13 day of August, 2026.

[Signature]
Notary Public in and for the State of Texas

My commission expires 4.18.27



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Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DEDICATION OF PLAT

STATE OF TEXAS ~

COUNTY OF DALLAS ~

EXECUTED this 13th day of August, 2026.

PATE RANCH RETAIL, LP
a Texas limited partnership

By: PRA Pate Ranch GP, L.L.C.,
a Texas limited liability company
Its Administrator

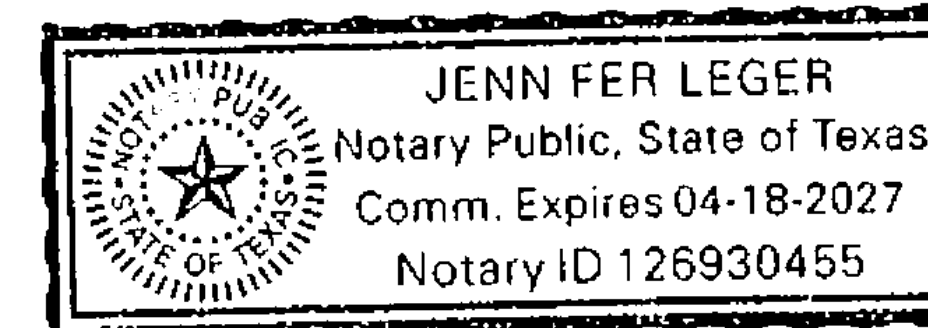
By: Julian Hayes, Jr. Vice President

Before Me, the undersigned authority, on this day personally appeared Julian Hawes, Jr., Vice President of PRA Pate Ranch GP, L.L.C., a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Pate Ranch Retail, LP, for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 13 day of August, 2026.

Notary Public in and for the State of Texas

My commission expires 4.18.27



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SHEET/PAGE 6 OF 6

PRINTED BY: Steve Glosup ON: Wednesday, August 12, 2026 AT: 6:01 PM FILEPATH: P:\00141\141-1\141-1-new-DA\042\survey\Drawings\8001951.042\Tavolo Commercial Outlets Plot-update.dwg