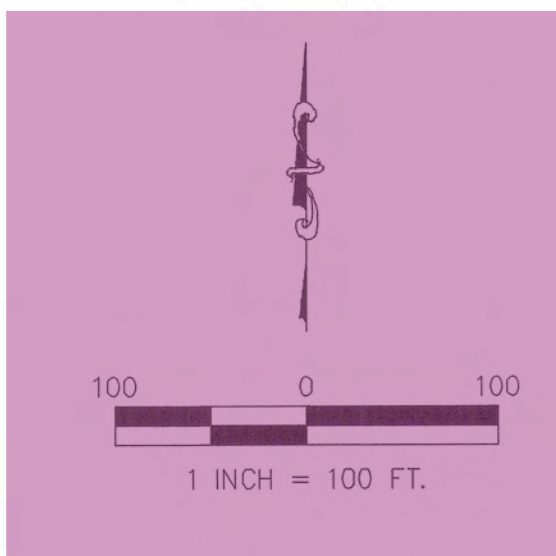
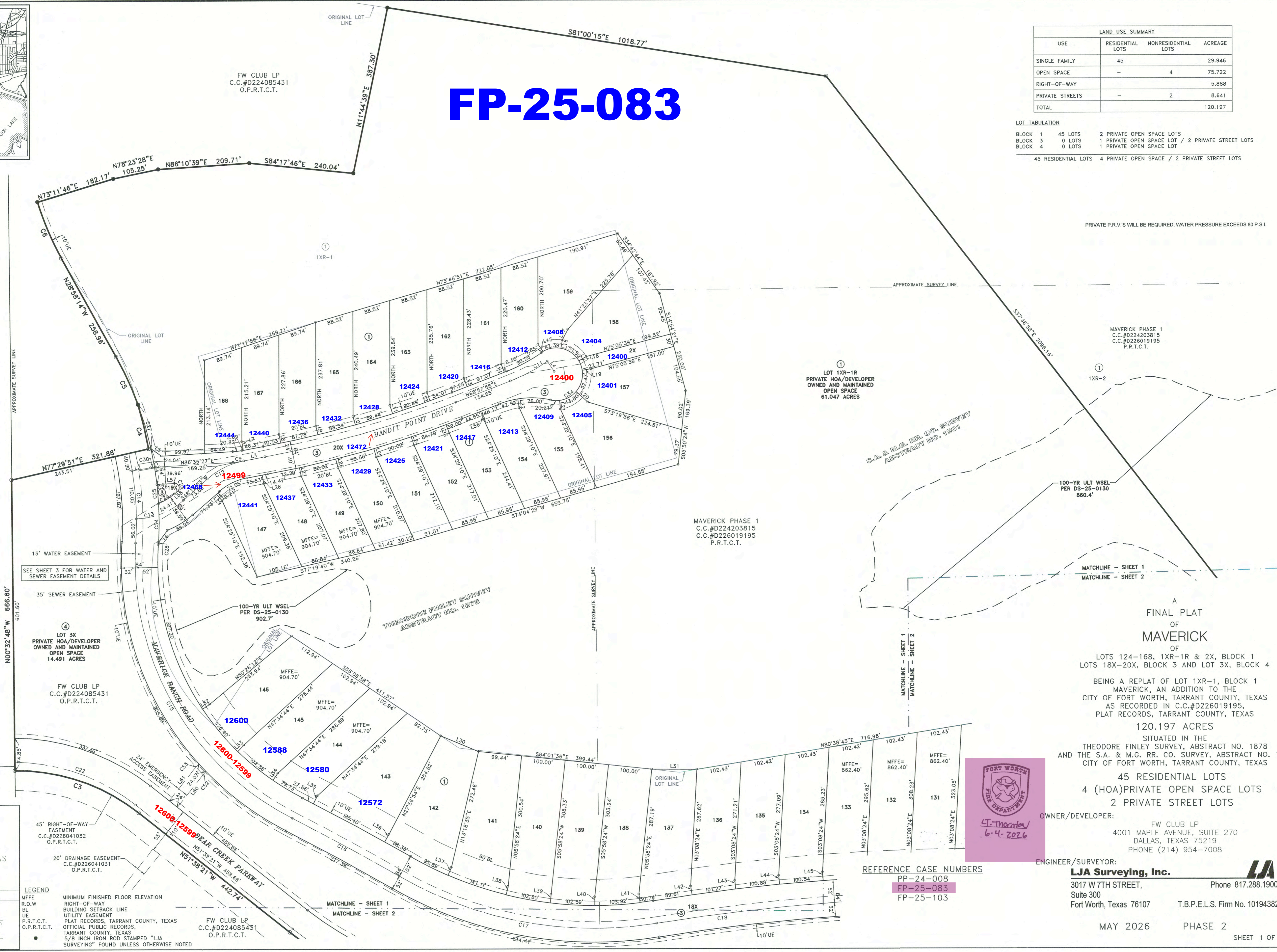


VICINITY MAP
NOT TO SCALE



PMB FW LAND LP
C.C.#D224123924
O.P.R.T.C.T.

T. H. & M. R. CO. SURVEY
ABSTRACT NO. 1877



FP-25-083

LAND USE SUMMARY			
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	45		29.946
OPEN SPACE	-	4	75.722
RIGHT-OF-WAY	-		5.888
PRIVATE STREETS	-	2	8.641
TOTAL			120.197

LOT TABULATION			
BLOCK 1	45 LOTS	2 PRIVATE OPEN SPACE LOTS	
BLOCK 3	0 LOTS	1 PRIVATE OPEN SPACE LOT / 2 PRIVATE STREET LOTS	
BLOCK 4	0 LOTS	1 PRIVATE OPEN SPACE LOT	
45 RESIDENTIAL LOTS 4 PRIVATE OPEN SPACE / 2 PRIVATE STREET LOTS			

PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

LOT 1XR-1R
PRIVATE HOA/DEVELOPER
OWNED AND MAINTAINED
OPEN SPACE
61.047 ACRES

MAVERICK PHASE 1
C.C.#D224203815
C.C.#D226019195
P.R.T.C.T.

MAVERICK PHASE 1
C.C.#D224203815
C.C.#D226019195
P.R.T.C.T.

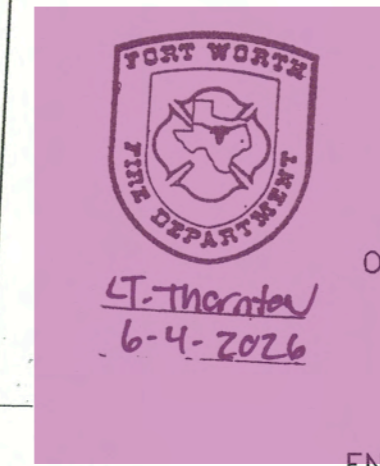
A
FINAL PLAT
OF
MAVERICK
OF
LOTS 124-168, 1XR-1R & 2X, BLOCK 1
LOTS 18X-20X, BLOCK 3 AND LOT 3X, BLOCK 4
BEING A REPLAT OF LOT 1XR-1, BLOCK 1
MAVERICK, AN ADDITION TO THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN C.C.#D226019195,
PLAT RECORDS, TARRANT COUNTY, TEXAS
120.197 ACRES

SITUATED IN THE
THEODORE FINLEY SURVEY, ABSTRACT NO. 1878
AND THE S.A. & M.G. RR. CO. SURVEY, ABSTRACT NO. 1901
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

45 RESIDENTIAL LOTS
4 (HOA)PRIVATE OPEN SPACE LOTS
2 PRIVATE STREET LOTS

OWNER/DEVELOPER:
FW CLUB LP
4001 MAPLE AVENUE, SUITE 270
DALLAS, TEXAS 75219
PHONE (214) 954-7008

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7TH STREET, Suite 300
Fort Worth, Texas 76107
Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382



REFERENCE CASE NUMBERS
PP-24-008
FP-25-083
FP-25-103

LEGEND
MFFE MINIMUM FINISHED FLOOR ELEVATION
R.O.W RIGHT-OF-WAY
BL BUILDING SETBACK LINE
UE UTILITY EASEMENT
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
5/8 INCH IRON ROD STAMPED "LJA SURVEYING" FOUND UNLESS OTHERWISE NOTED

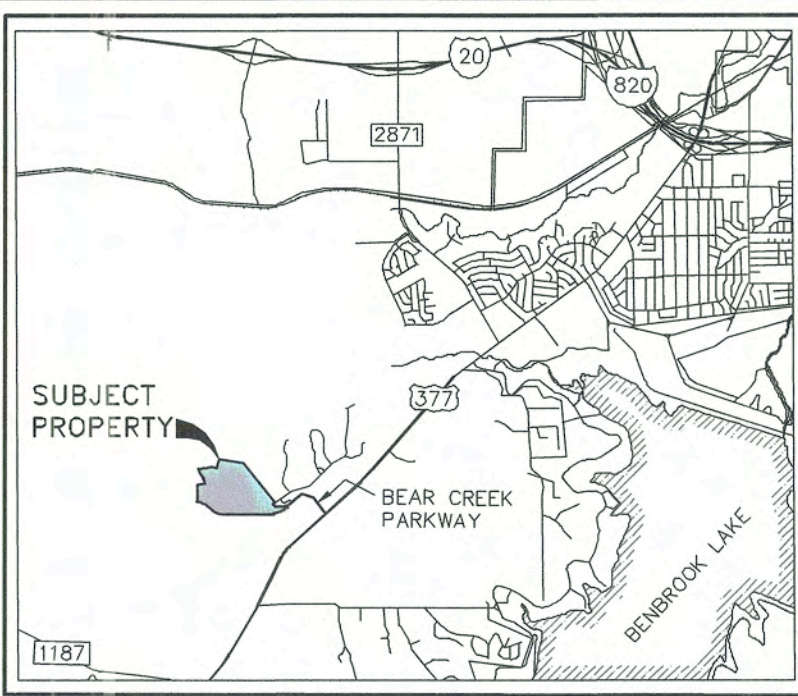
FW CLUB LP
C.C.#D224085431
O.P.R.T.C.T.

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: 6/4/2026

By: *Ch* Chairman
By: *STJ* Secretary

15 MAY 2025 10:55 AM C:\WORK\2025\20250515\20250515_01\FW_25-083_01.DWG PLOT PLAN FOR PHASE 2, MAVERICK, TARRANT COUNTY, TEXAS, DATE: 5/20/2025



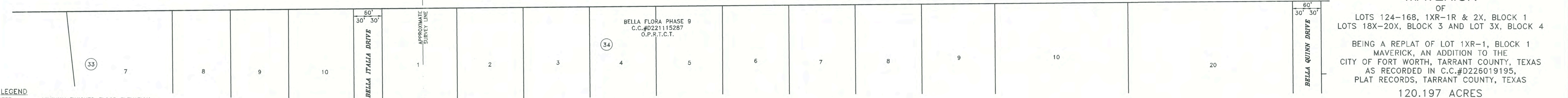
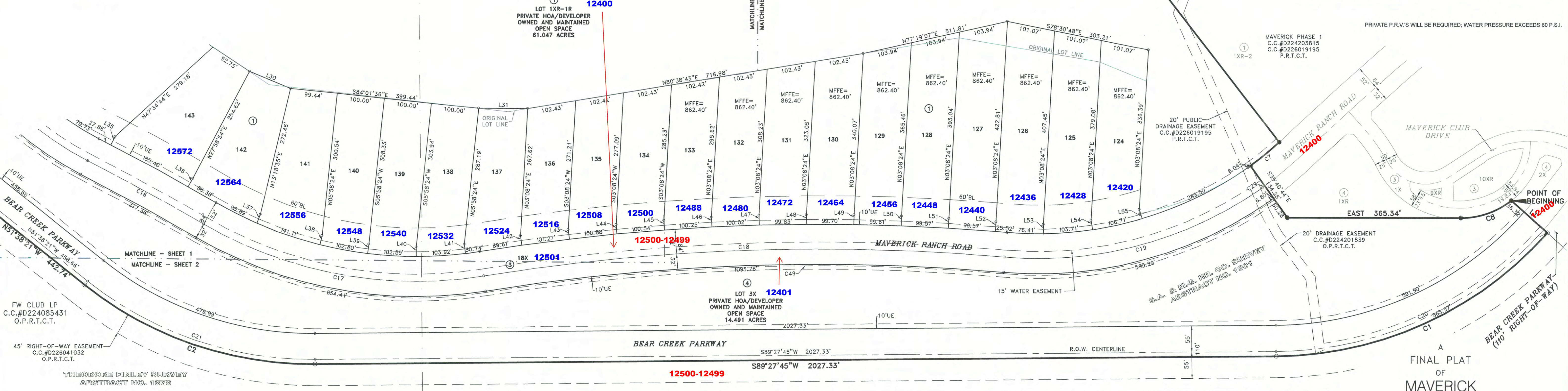
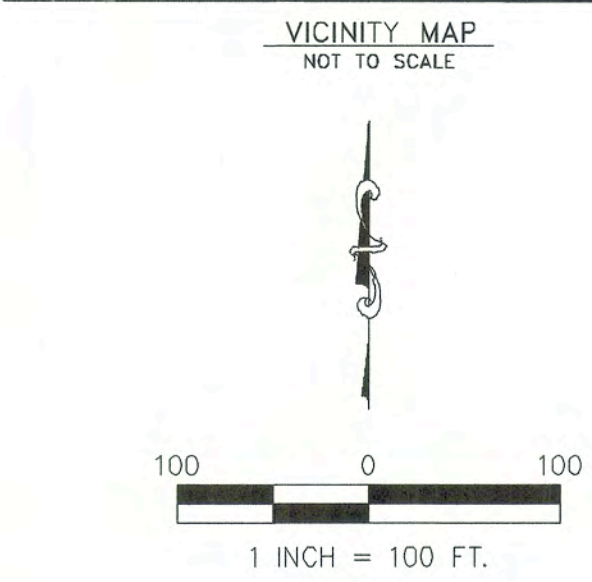
LOT TABULATION

BLOCK 1	45 LOTS	2 PRIVATE OPEN SPACE LOTS
BLOCK 3	0 LOTS	1 PRIVATE OPEN SPACE LOT / 2 PRIVATE STREET LOTS
BLOCK 4	0 LOTS	1 PRIVATE OPEN SPACE LOT
45 RESIDENTIAL LOTS		4 PRIVATE OPEN SPACE / 2 PRIVATE STREET LOTS

LAND USE SUMMARY

USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	45		29.946
OPEN SPACE	-	4	75.722
RIGHT-OF-WAY	-	-	5.888
PRIVATE STREETS	-	2	8.641
TOTAL			120.197

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S48°30'20"E	101.32'	L41	N07°03'34"W	20.00'
L2	N80°42'59"E	42.61'	L42	N08°00'58"W	20.00'
L3	N79°23'56"E	50.00'	L43	N06°44'23"W	20.00'
L4	S34°38'32"E	28.00'	L44	N05°28'18"W	20.00'
L5	S53°47'44"E	29.70'	L45	N04°12'22"W	20.00'
L6	N37°15'03"E	32.90'	L46	N02°56'39"W	20.00'
L7	N10°31'04"W	20.00'	L47	N01°41'07"W	20.00'
L8	N11°27'48"W	20.00'	L48	N00°25'44"W	20.00'
L9	N13°30'40"W	20.00'	L49	N00°49'34"E	20.00'
L10	N15°34'36"W	20.00'	L50	N02°04'47"E	20.00'
L11	N17°39'47"W	20.00'	L51	N03°19'59"E	20.00'
L12	N19°46'27"W	20.00'	L52	N04°35'11"E	20.00'
L13	N21°02'02"W	20.00'	L53	N00°47'35"W	20.00'
L14	N21°02'02"W	20.00'	L54	N08°31'49"W	20.00'
L15	N35°20'34"W	20.00'	L55	N16°29'29"W	20.00'
L16	N10°18'38"E	20.00'	L56	N21°02'02"W	20.00'
L17	N26°53'24"E	27.40'	L57	N86°34'53"E	26.46'
L18	N59°27'33"E	20.00'	L58	S48°52'33"W	9.70'
L19	N81°08'59"E	20.00'	L59	N54°36'38"E	6.04'
L20	S48°44'48"E	35.87'	L60	S38°21'39"W	91.26'
L21	S06°54'58"E	20.00'	L61	N38°21'39"E	91.26'
L22	S08°57'35"E	20.00'	L62	S09°47'02"E	35.00'
L23	S20°08'50"E	20.00'	L63	S80°12'58"W	77.74'
L24	S18°13'11"E	20.00'	L64	S68°51'58"W	134.65'
L25	S16°10'28"E	20.00'	L65	S79°28'56"W	113.18'
L26	S14°07'02"E	20.00'	L66	S58°10'40"W	235.73'
L27	S12°09'41"E	20.00'	L67	N58°10'40"E	261.18'
L28	S10°31'04"E	20.00'	L68	N80°03'56"E	36.90'
L29	S4°10'27"E	20.00'	L69	N89°18'55"E	142.91'
L30	S67°32'31"E	93.70'	L70	N79°28'56"E	113.18'
L31	S89°34'39"E	103.48'	L71	N68°57'58"E	134.65'
L32	N56°21'21"E	20.00'	L72	N80°12'58"E	121.07'
L33	N44°25'39"E	20.00'	L73	N59°27'33"E	18.27'
L34	N34°35'28"E	20.00'	L74	S30°32'27"E	15.00'
L35	N27°21'53"E	20.00'	L75	S59°27'33"W	21.02'
L36	N29°16'40"E	20.00'	L76	S80°12'58"W	121.49'
L37	N23°28'52"E	20.00'	L77	S79°28'56"W	110.61'
L38	N13°54'46"E	20.00'	L78	S88°18'56"W	142.26'
L39	N05°56'33"E	20.00'	L79	S80°03'56"W	35.88'
L40	N00°00'48"W	20.00'			



LEGEND

- MFFE: MINIMUM FINISHED FLOOR ELEVATION
- R.O.W: RIGHT-OF-WAY
- BL: BUILDING SETBACK LINE
- UE: UTILITY EASEMENT
- PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T.: OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- 5/8 INCH IRON ROD STAMPED "LJA SURVEYING" FOUND UNLESS OTHERWISE NOTED

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: 6/4/2026

By: *[Signature]* Chairman

By: *[Signature]* Secretary

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	47°58'05"	772.00'	S65°28'43"W	627.61'	646.32'
C2	38°53'54"	772.00'	N71°05'18"W	514.11'	524.11'
C3	38°53'27"	450.00'	N71°06'04"W	299.86'	305.71'
C4	6°31'49"	917.00'	N13°15'58"W	104.46'	104.51'
C5	8°46'21"	780.00'	N24°35'03"W	119.31'	119.43'
C6	11°45'49"	885.08'	N23°05'19"W	140.41'	140.66'
C7	7°30'41"	598.00'	S50°33'56"W	78.34'	78.40'
C8	38°08'28"	173.00'	N67°56'42"E	112.95'	115.06'
C9	7°06'31"	200.00'	N67°03'12"E	24.80'	24.81'
C10	10°30'59"	2480.00'	N74°13'27"E	454.55'	455.19'
C11	13°36'30"	404.00'	N63°09'43"E	95.73'	95.95'
C12	31°11'03"	173.00'	S63°53'25"W	93.00'	94.16'
C13	41°04'48"	165.00'	S68°50'16"W	115.78'	118.30'
C14	16°17'20"	728.00'	S64°21'29"E	208.27'	206.96'
C15	66°42'33"	660.00'	S29°34'06"E	725.76'	768.43'
C16	2°54'22"	5500.00'	S61°28'11"E	278.95'	278.98'
C17	39°07'58"	897.00'	S79°34'49"E	600.73'	612.56'
C18	14°03'05"	4500.00'	N87°52'55"E	1100.84'	1103.80'
C19	40°01'58"	820.00'	N74°53'30"E	561.34'	572.93'
C20	47°58'05"	762.00'	S65°28'43"W	619.48'	637.95'
C21	38°53'54"	762.00'	N71°05'18"W	507.45'	517.33'
C22	37°22'51"	460.00'	N70°19'46"W	294.82'	300.11'
C23	142°17'40"	10.00'	S27°18'17"E	18.93'	24.84'
C24	18°38'50"	133.00'	S58°11'58"W	43.09'	43.29'
C25	3°12'53"	780.00'	N04°41'42"W	43.76'	43.76'
C26	4°46'38"	188.00'	N84°11'34"E	14.00'	14.01'
C27	7°43'26"	780.00'	N16°20'09"W	105.07'	105.15'

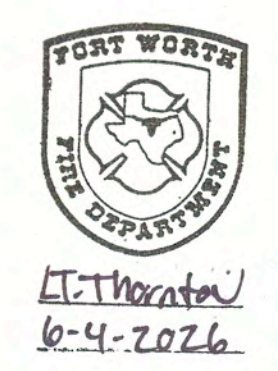
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C28	0°27'51"	780.00'	S03°33'15"W	6.32'	6.32'
C29	0°33'16"	650.00'	N54°35'54"E	6.29'	6.29'
C30	5°52'28"	200.00'	N63°39'13"E	20.50'	20.51'
C31	2°14'38"	743.00'	S11°22'50"W	28.10'	28.10'
C32	10°30'59"	2455.00'	N74°13'27"E	451.80'	452.44'
C33	6°30'21"	389.00'	N65°42'47"E	44.15'	44.17'
C34	22°01'38"	60.00'	S11°07'44"E	110.04'	237.74'
C35	12°53'17"	743.00'	S02°39'28"E	166.78'	167.13'
C36	66°42'33"	645.00'	S29°34'06"E	709.27'	760.97'
C37	2°54'22"	5515.00'	S61°28'11"E	279.71'	279.74'
C38	39°07'58"	882.00'	S79°34'49"E	590.68'	602.32'
C39	14°03'05"	4515.00'	N87°52'55"E	1104.51'	1107.28'
C40	40°01'58"	805.00'	N74°53'30"E	551.08'	562.45'
C41	0°33'16"	650.00'	N54°35'54"E	6.14'	6.14'
C42	5°27'33"	439.00'	S66°14'16"W	41.79'	41.81'
C43	10°30'59"	2515.00'	S74°13'27"E	460.97'	461.61'
C44	6°10'18"	780.00'	S09°23'17"E	83.98'	84.02'
C45	3°01'54"	693.00'	N02°16'14"E	36.86'	36.67'
C46	66°42'33"	693.00'	S29°34'06"E	764.25'	809.18'
C47	2°54'22"	5465.00'	S61°28'11"E	277.17'	277.20'
C48	39°07'58"	932.00'	S79°34'49"E	624.17'	636.46'
C49	14°03'05"	4465.00'	N87°52'55"E	1092.28'	1095.02'
C50	40°01'58"	855.00'	N74°53'30"E	585.30'	597.38'
C51	0°33'16"	650.00'	N54°35'54"E	6.83'	6.83'
C52	4°08'24"	188.00'	S40°25'51"W	13.58'	13.58'
C53	4°39'46"	212.00'	N40°41'33"E	17.25'	17.25'
C54	6°24'35"	780.00'	S00°07'02"W	87.21'	87.26'

REFERENCE CASE NUMBERS
PP-24-008
FP-25-083
FP-25-103

FINAL PLAT OF MAVERICK
OF
LOTS 124-168, 1XR-1R & 2X, BLOCK 1
LOTS 18X-20X, BLOCK 3 AND LOT 3X, BLOCK 4
BEING A REPLAT OF LOT 1XR-1, BLOCK 1
MAVERICK, AN ADDITION TO THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN C.C.#D226019195,
PLAT RECORDS, TARRANT COUNTY, TEXAS
120.197 ACRES
SITUATED IN THE
THEODORE FINLEY SURVEY, ABSTRACT NO. 187B
AND THE S.A. & M.G. RR. CO. SURVEY, ABSTRACT NO. 190
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

45 RESIDENTIAL LOTS
4 (HOA) PRIVATE OPEN SPACE LOTS
2 PRIVATE STREET LOTS

OWNER/DEVELOPER:
FW CLUB LP
4001 MAPLE AVENUE, SUITE 270
DALLAS, TEXAS 75219
PHONE (214) 954-7008



ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7TH STREET, Suite 300
Fort Worth, Texas 76107
Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382

OWNER'S DEDICATION
STATE OF TEXAS X
COUNTY OF TARRANT X

BEING 120.197 ACRES OF LAND SITUATED IN THE THEODORE FINLEY SURVEY, ABSTRACT NO. 1878 AND THE S.A. & M.G. RR. CO. SURVEY, ABSTRACT NO. 1901, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO FW CLUB LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D224085431, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND ALSO ALL OF LOT 1XR-1, BLOCK 1, MAVERICK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D226019195, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD FOUND") FOR THE WESTERMOST CORNER OF LOT 2X, BLOCK 4 OF SAID MAVERICK ADDITION;
THENCE SOUTH 46°30'20" EAST, WITH THE SOUTHERLY LINE OF SAID MAVERICK ADDITION, A DISTANCE OF 101.32 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD SET") FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 772.00 FEET AND A CHORD THAT BEARS SOUTH 65°28'43" WEST, 627.61 FEET;

THENCE OVER AND ACROSS SAID FW CLUB TRACT, THE FOLLOWING COURSES AND DISTANCES:
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 47°58'05", AN ARC-DISTANCE OF 646.32 FEET TO A CAPPED IRON ROD SET;

SOUTH 89°27'45" WEST, A DISTANCE OF 2,027.33 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 772.00 FEET AND A CHORD THAT BEARS NORTH 71°05'18" WEST, 514.11 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°53'54", AN ARC-DISTANCE OF 524.11 FEET TO A CAPPED IRON ROD SET;

NORTH 51°38'21" WEST, A DISTANCE OF 442.74 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET AND A CHORD THAT BEARS NORTH 71°05'04" WEST, 299.86 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°52'27", AN ARC-DISTANCE OF 305.71 FEET TO A CAPPED IRON ROD SET ON THE WEST LINE OF SAID FW CLUB LP TRACT;

THENCE NORTH 00°32'48" WEST, WITH SAID WEST LINE, A DISTANCE OF 666.60 FEET TO A CAPPED IRON ROD SET;

THENCE NORTH 77°29'51" EAST, OVER AND ACROSS SAID FW CLUB LP TRACT, A DISTANCE OF 321.88 FEET TO A CAPPED IRON ROD SET ON THE WESTERLY LINE OF SAID LOT 1XR-1, BLOCK 1 FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 617.00 FEET AND A CHORD THAT BEARS NORTH 13°15'58" WEST, 104.46 FEET;

THENCE WITH SAID WESTERLY LINE AND WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°31'49", AN ARC-DISTANCE OF 104.51 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 780.00 FEET AND A CHORD THAT BEARS NORTH 24°30'03" WEST, 119.31 FEET;

THENCE OVER AND ACROSS SAID FW CLUB LP TRACT, THE FOLLOWING COURSES AND DISTANCES:
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°46'21", AN ARC-DISTANCE OF 119.43 FEET TO A CAPPED IRON ROD SET;

NORTH 28°58'14" WEST, A DISTANCE OF 258.96 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET AND A CHORD THAT BEARS NORTH 23°05'19" WEST, 140.41 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°45'49", AN ARC-DISTANCE OF 140.69 FEET TO A CAPPED IRON ROD FOUND ON THE NORTHERLY LINE OF SAID LOT 1XR-1;

THENCE WITH SAID NORTHERLY LINE, THE FOLLOWING COURSES AND DISTANCES:
NORTH 73°11'46" EAST, A DISTANCE OF 182.17 FEET TO A CAPPED IRON ROD FOUND;

NORTH 78°23'28" EAST, A DISTANCE OF 105.25 FEET TO A CAPPED IRON ROD FOUND;
NORTH 86°10'39" EAST, A DISTANCE OF 209.71 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 84°17'46" EAST, A DISTANCE OF 240.04 FEET TO A CAPPED IRON ROD FOUND;

NORTH 11°44'39" EAST, A DISTANCE OF 387.30 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 81°00'15" EAST, A DISTANCE OF 1,018.77 FEET TO A CAPPED IRON ROD SET;

SOUTH 37°48'58" EAST, A DISTANCE OF 2,096.16 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1XR-1, BLOCK 1 ON THE NORTHWEST RIGHT-OF-WAY LINE OF MAVERICK RANCH ROAD (AN 84-FOOT WIDE RIGHT-OF-WAY) FOR A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 598.00 FEET AND A CHORD THAT BEARS SOUTH 50°33'56" WEST, 78.34 FEET;

THENCE WITH SAID NORTHWEST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°30'41", AN ARC-DISTANCE OF 78.40 FEET TO A CAPPED IRON ROD FOUND;

THENCE SOUTH 35°40'44" EAST, OVER AND ACROSS SAID MAVERICK RANCH ROAD AND WITH THE WESTERLY LINE OF LOT 1XR, BLOCK 4 OF SAID MAVERICK ADDITION, A DISTANCE OF 134.28 FEET TO A CAPPED IRON ROD FOUND;

THENCE EAST, WITH THE SOUTH LINE OF SAID LOT 1XR, BLOCK 4, A DISTANCE OF 385.34 FEET TO A CAPPED IRON ROD FOUND FOR THE EAST CORNER OF SAME LOT ON THE SOUTHEASTERLY LINE OF LOT 1X, BLOCK 3 AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.00 FEET AND A CHORD THAT BEARS NORTH 70°56'47" EAST, 112.95 FEET;

THENCE WITH SAID SOUTHEASTERLY LINE AND WITH CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°06'26", AN ARC-DISTANCE OF 115.06 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 120.197 ACRES (5,235,762 SQ. FEET) OF LAND.

TO BE KNOWN AS:

LOTS 124-168, 1XR-1R & 2X, BLOCK 1
LOTS 18X-20X, BLOCK 3 & LOT 3X, BLOCK 4

BEING A REPLAT OF LOT 1XR-1, BLOCK 1
MAVERICK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN C.C.# D226019195, P.R.T.C.T.

MAVERICK

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON EXCEPT THOSE RIGHTS-OF-WAY INDICATED AS PRIVATE STREETS.

EXECUTED THIS 21 DAY OF May, A.D. 2026.

FW CLUB LP

BY: *[Signature]*
NAME: TAYLOR BAIRD
TITLE: MANAGER

STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *[Signature]*, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF May, A.D. 2026.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4-20-28

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

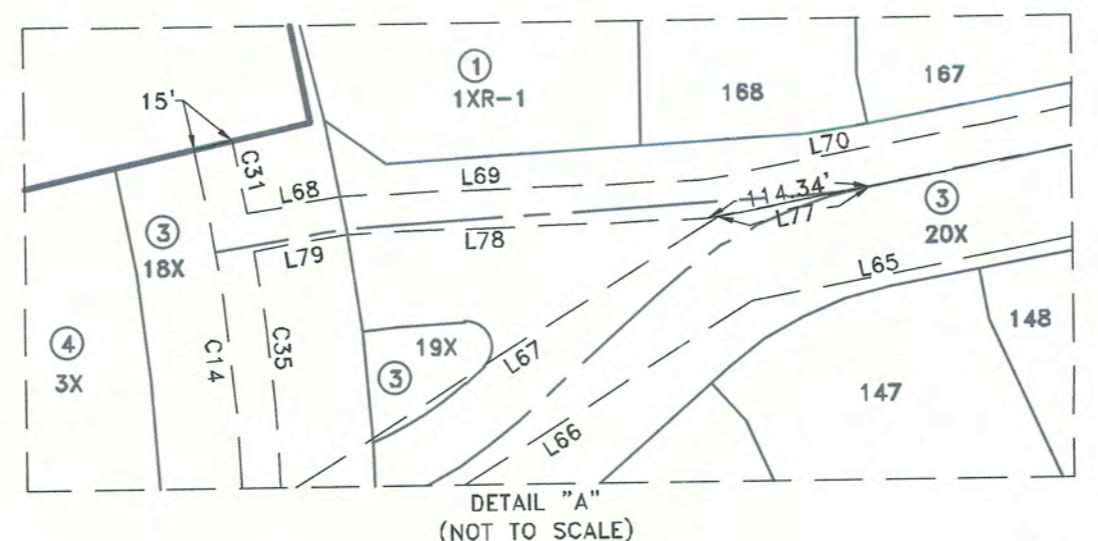
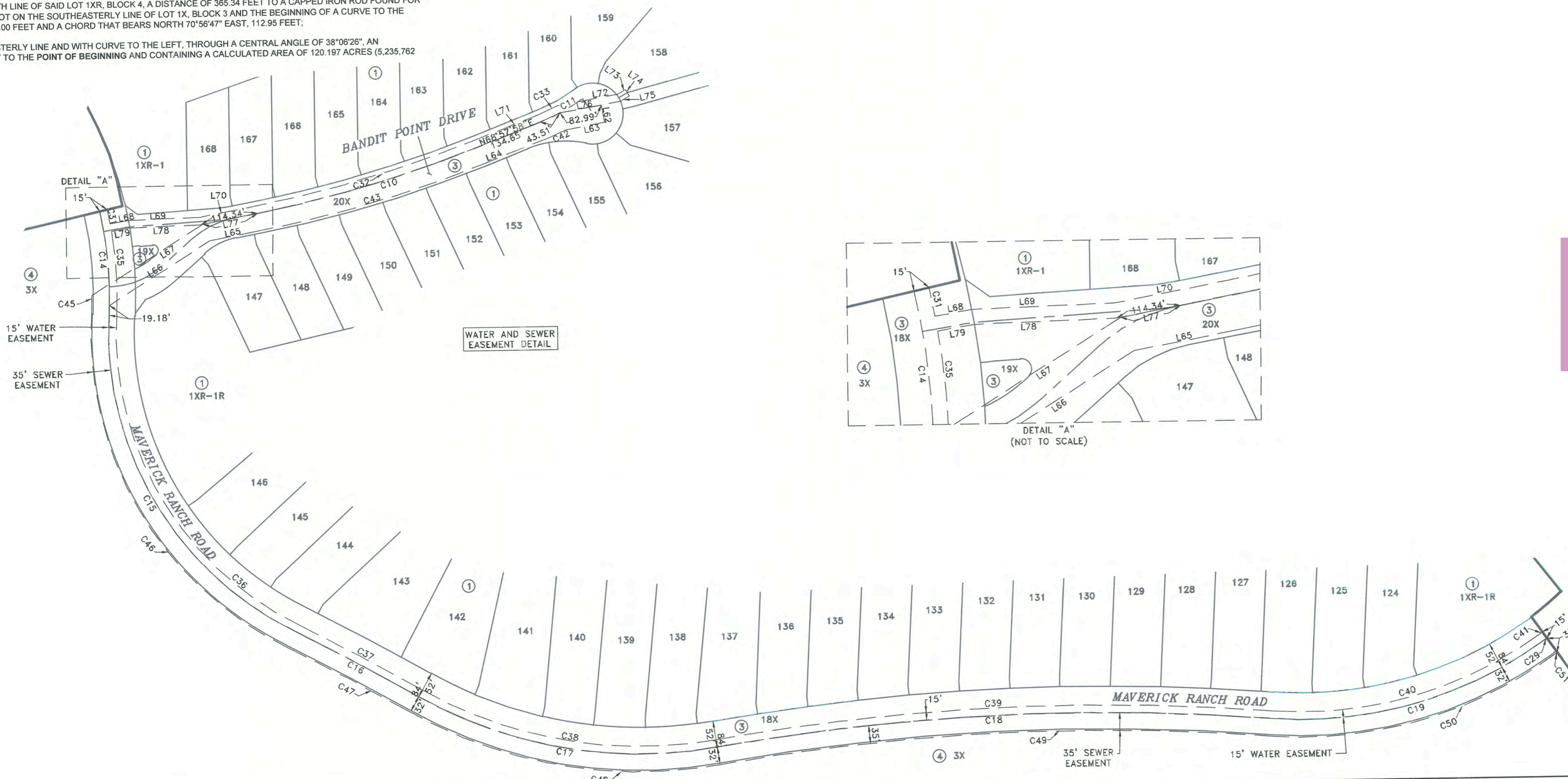
[Signature]
AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: 5/19/2026



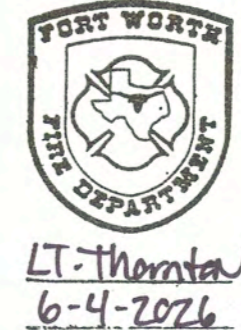
NOTES

- HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012.
- ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED. ALL CORNERS SHALL BE SET WITHIN 30 DAYS OF THE LAST DATE OF CONSTRUCTION.
- 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 RECORDED DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE I THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- 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 SUCH 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.
- A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS 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 NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.
- 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.
- 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.
- SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0270K, DATED SEPTEMBER 25, 2009.
- PARKWAY IMPROVEMENTS SUCH AS CURBS AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- DIRECT ACCESS FROM SINGLE/DUPLICATION RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.
- 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.
- THE LANDOWNERS 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.
- THE MAINTENANCE AND UPKEEP SHALL BE BY A PROPERTY OWNERS ASSOCIATION OR OTHER SUCH LEGAL ENTITY EMPOWERED BY DEED RESTRICTION TO OWN AND MAINTAIN SUCH STREETS OR ALLEYS. NO LOT OR BLOCK SHALL BE PLATTED TO THE CENTERLINE OF ANY PRIVATE STREET OR ALLEY. THE CITY SHALL HAVE NO OWNERSHIP OR MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH PRIVATE STREETS OR ALLEYS. THE CITY SHALL, HOWEVER, REVIEW THE PROPERTY OWNERS ASSOCIATION DOCUMENTS PRIOR TO RECORDING TO ENSURE THAT ADEQUATE PROVISIONS OF PRIVATE PERPETUAL OWNERSHIP, MAINTENANCE AND UPKEEP ARE PROVIDED FOR IN THE ASSOCIATION DOCUMENTS AND TO ENSURE THAT THERE IS NO LIABILITY TO THE CITY.
- 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. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARD TO INTERVENING STRUCTURES OR OBJECTS.
- 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 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.
- THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED 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.
- ALL PRIVATE ROADS SHOWN HEREON AS LOTS 18X & 20X, BLOCK 3 ARE DESIGNATED AS: FIRELANE EASEMENTS; PUBLIC UTILITY EASEMENTS; AND PRIVATE ACCESS AND DRAINAGE EASEMENTS. INGRESS AND EGRESS THEREON SHALL BE RESTRICTED TO OWNERS OF THOSE LOTS CREATED BY THIS SUBDIVISION AND CITY / EMERGENCY CREWS AS NECESSARY IN THE PERFORMANCE OF DUTIES PERTAINING TO EMERGENCY SERVICES AND MAINTENANCE OF CITY-MAINTAINED UTILITIES.
- ALL EASEMENTS SHOWN HEREON WITHOUT REFERENCE TO A RECORDED INSTRUMENT SHALL BE CONSIDERED TO BE CREATED BY THIS PLAT.
- SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC STREETS AS PER CITY OF FORT WORTH STANDARDS.
- PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
08/05/2026 10:20 AM
D226108873
PLAT
Pages: 5
Fees: \$81.00
[Signature]
MARY LOUISE NICHOLSON
COUNTY CLERK

A
FINAL PLAT
OF
MAVERICK
OF
LOTS 124-168, 1XR-1R & 2X, BLOCK 1
LOTS 18X-20X, BLOCK 3 AND LOT 3X, BLOCK 4
BEING A REPLAT OF LOT 1XR-1, BLOCK 1
MAVERICK, AN ADDITION TO THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN C.C.#D226019195,
PLAT RECORDS, TARRANT COUNTY, TEXAS
120.197 ACRES
SITUATED IN THE
THEODORE FINLEY SURVEY, ABSTRACT NO. 1878
AND THE S.A. & M.G. RR. CO. SURVEY, ABSTRACT NO. 1901
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



LT:Thomita
6-4-2026

45 RESIDENTIAL LOTS
4 (HOA) PRIVATE OPEN SPACE LOTS
2 PRIVATE STREET LOTS
OWNER/DEVELOPER: FW CLUB LP
4001 MAPLE AVENUE, SUITE 270
DALLAS, TEXAS 75219
PHONE (214) 954-7008

REFERENCE CASE NUMBERS
PP-24-008
FP-25-083
FP-25-103

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7TH STREET, Suite 300
Fort Worth, Texas 76107
Phone 817.268.1900
T.B.P.E.L.S. Firm No. 10194382

MAY 2026 PHASE 2 SHEET 3 OF 3

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MAVERICK, PHASE 2