

LEGEND

- IRF - Iron Rod Found
- IRS - Iron Rod Set
- MFF - Minimum Finish Floor
- Vol - Volume
- Pg - Page
- Inst.* - Instrument Number
- C.R.T.C.T. - County, Records, Tarrant County, Texas

LAND USE

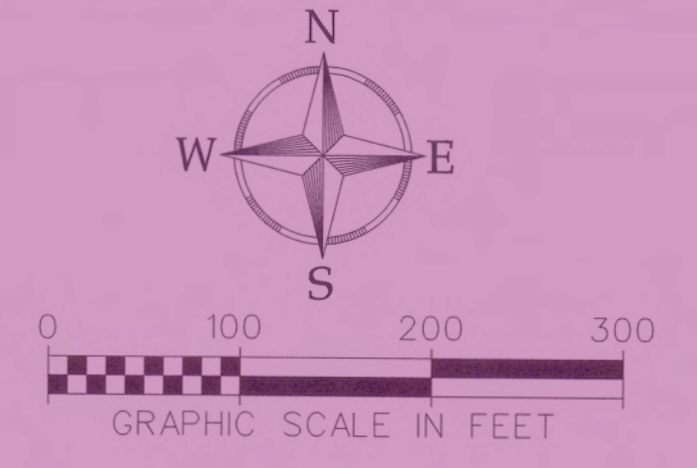
Commercial	2 Lots	8.510 Acres
Private Open Space	1 Lot	0.050 Acres
Right-of-Way		0.079 Acres
Total	3 Lots	8.639 Acres

LINE TABLE

NO.	BEARING	DIST.
L1	S60°52'56"E	50.14'
L2	S33°47'12"E	51.59'
L3	S31°11'13"E	4.73'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	41°27'46"	50.00'	36.18'	S33°17'01"E	35.40'
C2	47°26'12"	50.00'	41.40'	S30°17'48"E	40.22'
C3	04°35'26"	1377.07'	110.33'	N03°58'59"E	110.30'
C4	1°42'36"	611.00'	124.87'	N12°24'52"E	124.66'
C5	0°36'29"	873.00'	24.50'	N17°25'16"E	24.50'



FP-25-102

DESCRIPTION

BEING AT TRACT OF LAND SITUATED IN THE JOHN HEATH SURVEY, ABSTRACT NUMBER 641, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A REPLAT OF LOT 1, BLOCK 3, RAIL RANCH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D212286946, COUNTY RECORDS, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO SJ RAINBOW RIDGE DEVELOPMENT, LP, RECORDED IN INSTRUMENT NUMBER D223047128, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH NO CAP, FOUND AT THE NORTHEAST CORNER OF SAID SJ RAINBOW RIDGE DEVELOPMENT TRACT, BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO TOTAL E & P USA BARNETT, LLC, RECORDED IN INSTRUMENT NUMBER D12626568, SAID COUNTY RECORDS, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF DUTCH BRANCH ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, WITH THE EAST LINE OF SAID SJ RAINBOW RIDGE DEVELOPMENT TRACT, AND THE WEST LINE OF SAID TOTAL E & P USA BARNETT TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 1°15'58"E, 206.65 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 36.18 FEET, THROUGH A CENTRAL ANGLE OF 41°27'46", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 33°17'01"E, 35.40 FEET, TO A 5/8 INCH IRON ROD WITH NO CAP, FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 41.40 FEET, THROUGH A CENTRAL ANGLE OF 47°26'12", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 30°17'48"E, 40.22 FEET, TO A 5/8 INCH IRON ROD WITH BUSTED PLASTIC CAP;

S 06°34'42"E, 75.70 FEET, TO A 5/8 INCH IRON ROD WITH BUSTED PLASTIC CAP;

S 83°26'11"W, 51.62 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND;

S 03°32'59"W, 314.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND;

S 08°13'36"E, 50.53 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND;

S 33°36'01"E, 53.73 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND;

S 18°37'02"E, 32.19 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND;

S 60°52'56"E, 50.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND;

S 61°43'45"E, 61.40 FEET, TO A 5/8 INCH IRON ROD WITH NO CAP FOUND;

S 41°03'49"E, 35.92 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND;

S 51°42'39"E, 52.94 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND;

S 33°47'12"E, 51.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND;

S 31°11'13"E, 4.73 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;

THENCE S 79°15'55"W, 560.82 FEET, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID SJ RAINBOW RIDGE DEVELOPMENT TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET AT THE SOUTH CORNER OF SAID LOT 1, BLOCK 3, BEING IN THE WEST LINE OF SAID SJ RAINBOW RIDGE DEVELOPMENT TRACT, BEING THE EAST LINE OF SAID LOT 1, BLOCK 3;

THENCE S 01°59'28"W, 124.16 FEET, WITH SAID COMMON LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET AT THE SOUTH CORNER OF SAID LOT 1, BLOCK 3, BEING IN THE EAST RIGHT-OF-WAY LINE OF HARRIS PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE WEST LINE OF SAID LOT 1, BLOCK 3 AND SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

N 15°32'36"W, 47.39 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 520.79 FEET, THROUGH A CENTRAL ANGLE OF 33°45'16", HAVING A RADIUS OF 884.00 FEET, THE LONG CHORD WHICH BEARS N 01°20'54"E, 513.29 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 122.60 FEET, THROUGH A CENTRAL ANGLE OF 11°42'27", HAVING A RADIUS OF 600.00 FEET, THE LONG CHORD WHICH BEARS N 12°24'57"E, 122.39 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

WITH SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 109.46 FEET, THROUGH A CENTRAL ANGLE OF 04°35'28", HAVING A RADIUS OF 1366.07 FEET, THE LONG CHORD WHICH BEARS N 03°58'54"E, 109.43 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE NORTH CORNER OF SAID LOT 1, BLOCK 3, BEING IN THE WEST LINE OF SAID SJ RAINBOW RIDGE DEVELOPMENT TRACT;

THENCE N 02°06'08"E, 40.22 FEET, WITH SAID EAST RIGHT-OF-WAY LINE AND THE SAID WEST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE SOUTH END OF A CIRCULAR CORNER CLIP AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF SAID DUTCH BRANCH ROAD, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CORNER CLIP AND CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.43 FEET, THROUGH A CENTRAL ANGLE OF 90°02'25", HAVING A RADIUS OF 20.00 FEET, THE LONG CHORD WHICH BEARS N 46°55'40"E, 28.29 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID SJ RAINBOW RIDGE DEVELOPMENT TRACT, THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH THE NORTH LINE OF SAID SJ RAINBOW RIDGE DEVELOPMENT TRACT AND SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

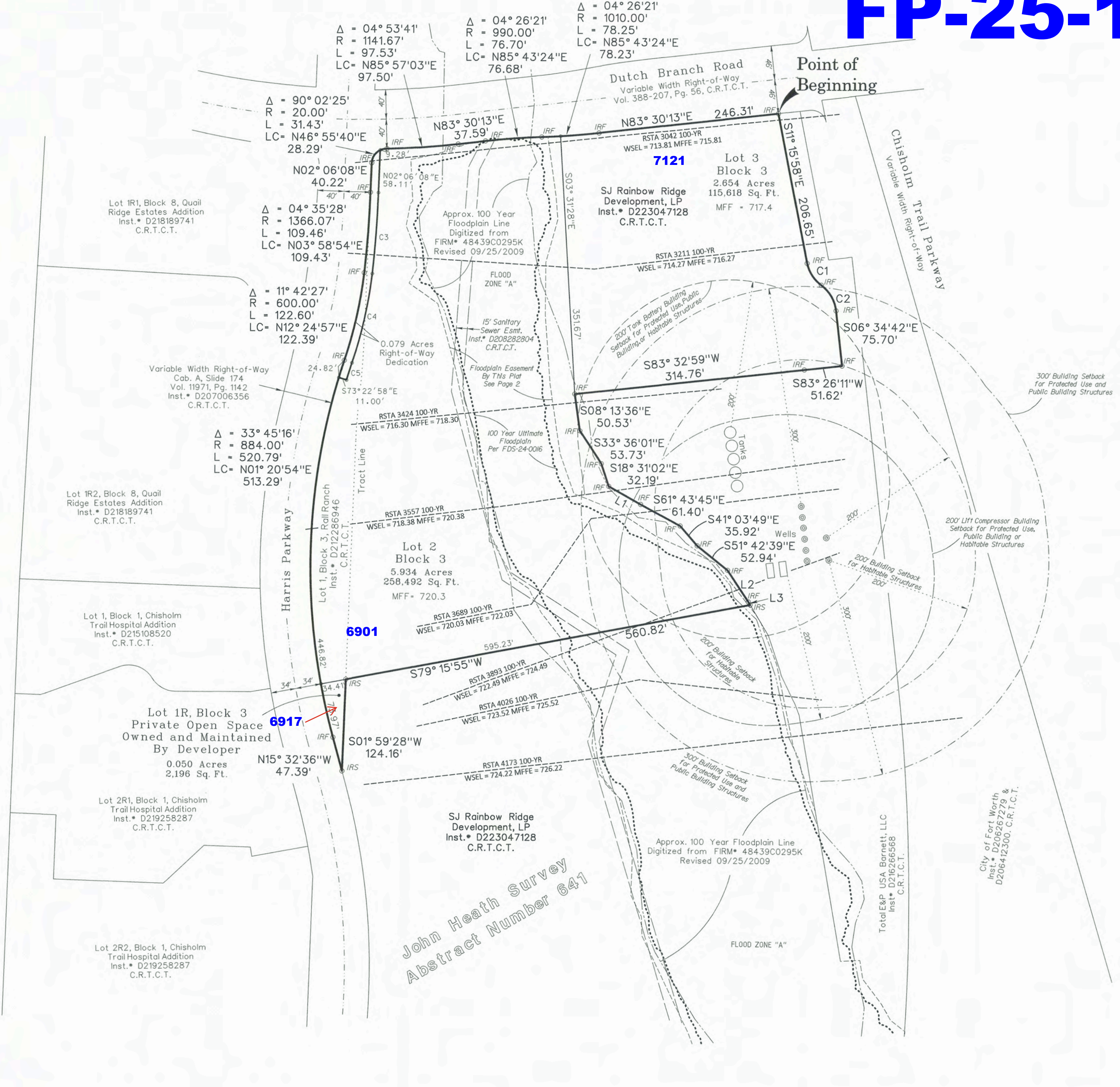
WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 97.53 FEET, THROUGH A CENTRAL ANGLE OF 04°53'41", HAVING A RADIUS OF 1141.67 FEET, THE LONG CHORD WHICH BEARS N 85°57'03"E, 97.50 FEET, TO A 5/8 INCH IRON ROD WITH NO CAP FOUND;

N 83°30'13"E, 37.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 76.70 FEET, THROUGH A CENTRAL ANGLE OF 04°26'21", HAVING A RADIUS OF 990.00 FEET, THE LONG CHORD WHICH BEARS N 85°43'24"E, 76.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA", FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 78.25 FEET, THROUGH A CENTRAL ANGLE OF 04°26'21", HAVING A RADIUS OF 1010.00 FEET, THE LONG CHORD WHICH BEARS N 85°43'24"E, 78.23 FEET, TO THE POINT OF BEGINNING AND CONTAINING 376,306 SQUARE FEET OR 8.639 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:



NOTES:

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 APPROVAL 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, CONSTRUCTION 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.

SITE DRAINAGE STUDY:
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 REQUIRED 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 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 UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSING 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 OPEN SPACES WATER AND WASTEWATER AND ARE NOT TO BE USED FOR ANY PURPOSES 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 FLOOD-PLAN EASEMENT LINE AS SHOWN ON THE PLAT.

PRIVATE COMMON AREAS 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 ARE NOT LIMITED TO: PRIVATE STREETS, ERECTION ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPE 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 LANDOWNERS 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.

BUILDING PERMITS:
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER APPLICABLE 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".

RESIDENTIAL DRIVEWAY ACCESS LIMITATION:
DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LARGER THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS: A REAR DRIVEWAY ACCESS SHARED BETWEEN AN ADJUTING SIDE OR REAR ALLEY OR A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.

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 PERMITS:
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.

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 CURRENT 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.

OIL OR GAS WELL PROXIMITY:
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 SUCH BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.

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.

COVENANTS OR 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.

PRIVATE MAINTENANCE:
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, ERECTION 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.

PUBLIC OPEN SPACE RESTRICTION:
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 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. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY RE-PLATTED.

PRIVATE P.R.V.(S) REQUIRED:
PRIVATE P.R.V.(S) WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.

LOTS 1R, 2 & 3
RAIL RANCH COMMERCIAL

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY TREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

BY: SJ RAINBOW RIDGE DEVELOPMENT, LP
A TEXAS PARTNERSHIP

NAME: STEVE HAWKINS
TITLE: PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STEVE HAWKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED 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 MY HAND AND SEAL OF OFFICE, THIS 30 DAY OF JUNE, 2026

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 11-13-2026

MAKAYLA REASE SPEARS
Notary Public, State of Texas
Comm. Expires 11-15-2026
Notary ID 134066197

Plat Approval Date: 7/10/2026

By: [Signature] Chairman
By: [Signature] Secretary

CERTIFICATION

I, T. BLAKE RICHARDSON, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN AUGUST, 2025 AND THAT ALL CORNERS ARE AS SHOWN.

T. BLAKE RICHARDSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7198

6-10-26

OWNER/ DEVELOPER
SJ RAINBOW RIDGE DEVELOPMENT, LP,
7201 HAWKINS VIEW, SUITE 101
FORT WORTH, TX 76132

SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
9800 HILLWOOD PARKWAY, STE. 250
FORT WORTH, TX 76177
817-562-3350
TODD.BRIDGES@WESTWOODPS.COM

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
07/02/2026 11:38 AM

D226128448
PLAT
Pages: 4
Fees: \$77.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

City of Fort Worth
Inst. # D20262026
D226128448, C.R.T.C.T.

City of Fort Worth
Inst. # D20262026
D226128448, C.R.T.C.T.

City of Fort Worth
Inst. # D20262026
D226128448, C.R.T.C.T.

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-562-3350

A Final Plat of
Lots 1R, 2 & 3

Rail Ranch Commercial

Being a replat of Lot 1, Block 3, Rail Ranch, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Instrument Number D212286946, County Records Tarrant County, Texas, and 8,086 acres of land, Situated in the John Heath Survey, Abstract Number 641.

DATE OF PREPARATION: August 2025 8.639 Acres

Job No. R0052320.01

Revisions:
R0052320.01

Job #: R0052320.01
Drawn By: D Freeman
Checked By: T. Bridges
Date: 08-25-25

PP-24-066
FP-25-102

1 OF 2 SHEETS

