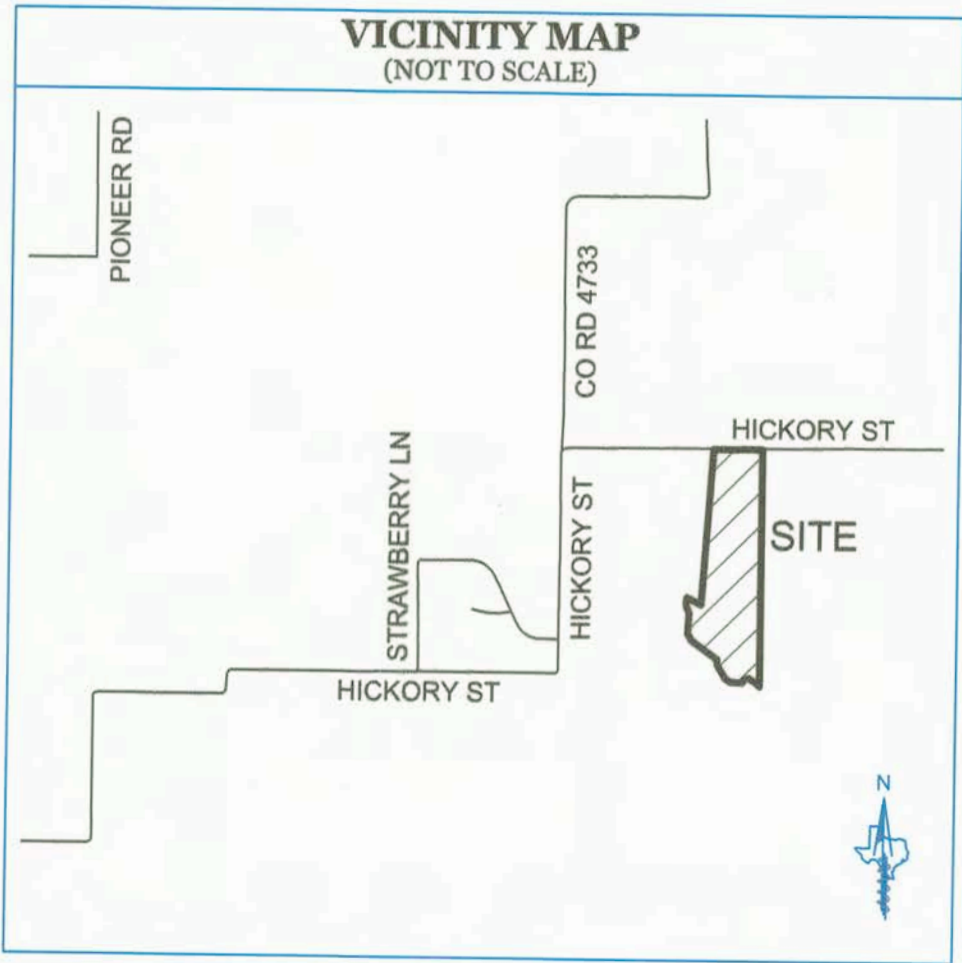




CITY OF FORT WORTH NOTES

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.

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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

Covenants or Restrictions are un-altered. This Plat 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.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

Pursuant to the Fort Worth City Code, no buildings 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 regards to intervening structures or objects.

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(s) 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 100- year flood elevation.

FLOODPLAIN / 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 drainageways 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.

PARKWAY PERMIT

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 for projects within the City of Fort Worth.

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.

SIDEWALK AND STREETLIGHT

Sidewalks and streetlights are required for all public and private streets located within the City of Fort Worth.

SITE DRAINAGE STUDY

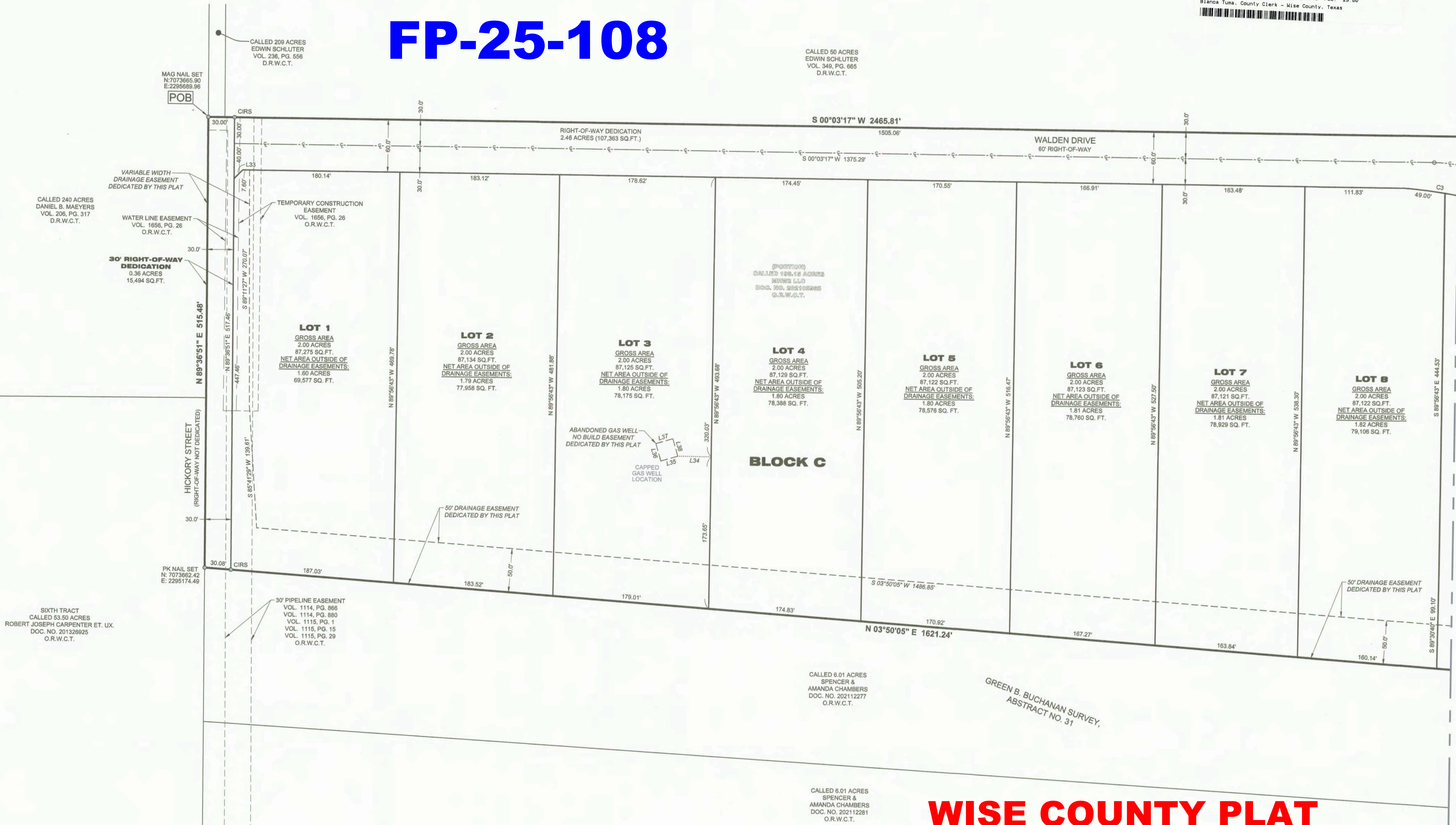
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on this site. (A grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required, along with a CFA for any necessary 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.

WATER / WASTEWATER IMPACT FEE

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 I then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

FP-25-108

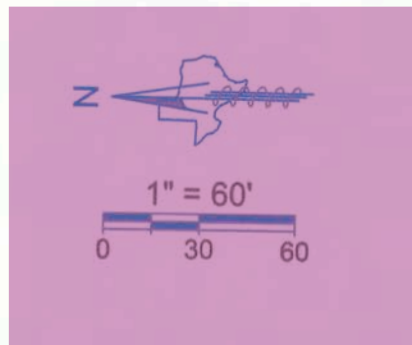
202610395 TC
07/10/2026 10:15:58 AM Total Pages: 3 Fee: 29.00
Blanca Tuma, County Clerk - Wise County, Texas



GENERAL NOTES

- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011), 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.
- The land use of subject property is residential. The property within 300 feet is currently used as residential or vacant / agricultural.
- This property is located in Non-Shaded Zone "X" & Zone "A" as scaled from the F.E.M.A. Flood Insurance Rate Map dated December 16, 2011 and is located in Community Number 481051 as shown on Map Number 48497C0500D. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- Existing and proposed land use is Residential.
- Water is to be provided by a private water well on each lot.
- Sanitary services will be handled by a private septic system on each lot.

WISE COUNTY PLAT



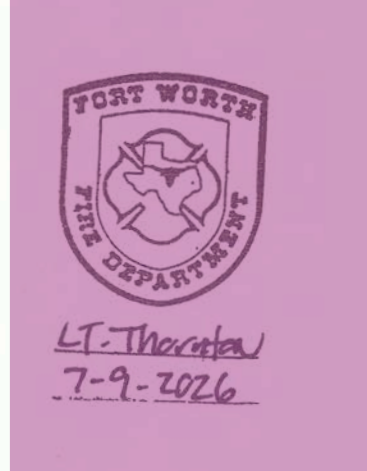
FINAL PLAT HICKORY ADDITION LOTS 1-12, BLOCK C 30.50 ACRES

A PLAT OF A PORTION OF A CALLED 198.15 ACRE TRACT
RECORDED IN DOCUMENT NUMBER 202105965, O.R.W.C.T.
SITUATED IN THE
GREEN B. BUCHANAN SURVEY, ABSTRACT NO. 31,
WISE COUNTY, TEXAS

CASE NUMBER: FP-25-108
REF. CASE NUMBER: PP-25-032

RECORDING INFORMATION

THIS PLAT RECORDED IN DOCUMENT NUMBER: _____ DATE: _____



JOB NUMBER
2103.009-13
DATE
12/21/2025
REVISION
07/02/2026
DRAWN BY
DJJ



Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

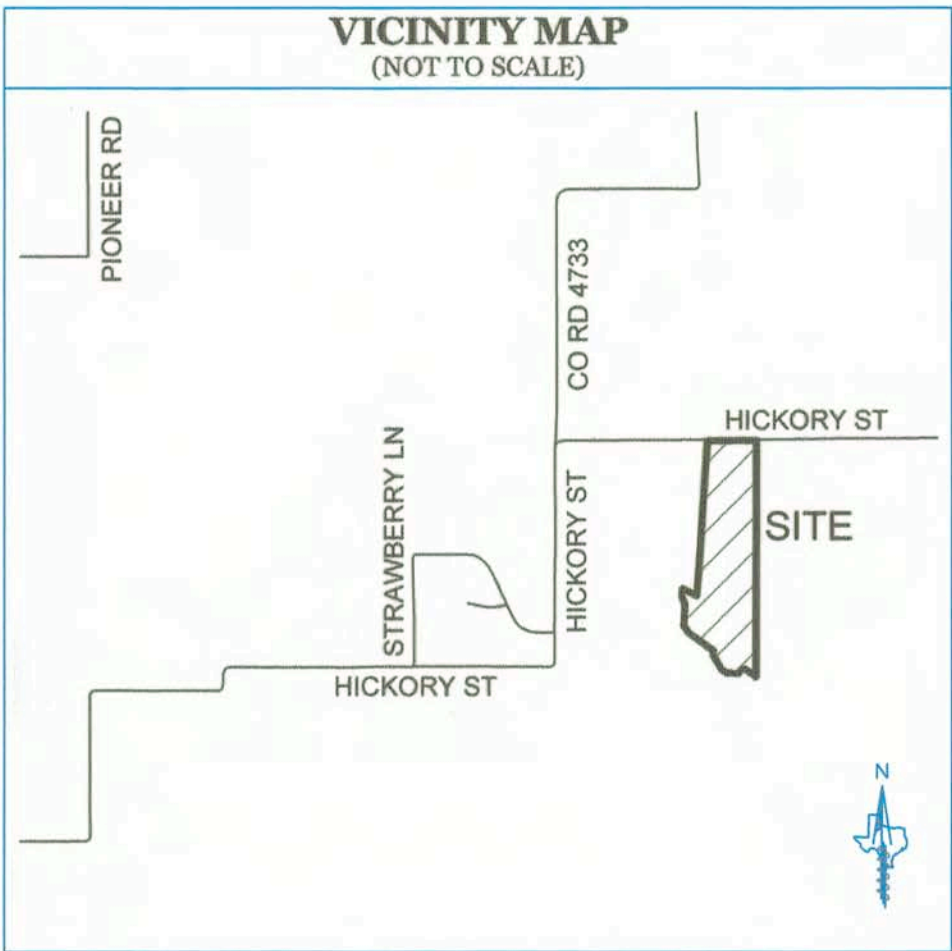
LEGEND

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VOL. = VOLUME	P.R.W.C.T. = PLAT RECORDS, WISE COUNTY, TEXAS
WFCP = WOOD FENCE CORNER POST	O.R.W.C.T. = OFFICIAL RECORDS, WISE COUNTY, TEXAS
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IRF = IRON ROD FOUND	
CIRS = CAPPED IRON ROD SET	
DOC. NO. = DOCUMENT NUMBER	

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

ENGINEER
Claymore Engineering, Inc.
Contact: Clay Cristy
3231 Harwood Road
Bedford, TX 76021
(817) 281-0572

OWNER/DEVELOPER
MRW2 LLC
Contact: Scott MacArthur
2140 East Southlake Boulevard,
Suite L691
Southlake, TX 76092



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Fort Worth, Wise County, Texas.

Matthew Raabe
Matthew Raabe, R.P.L.S. # 6402

07-06-26
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 8th day of July, 2026.

Richard W. Spicer Jr.
Notary Public in and for the State of Texas
Richard W. Spicer Jr.
Notary Public, State of Texas
My Commission Expires
November 04, 2029
NOTARY ID 135537494

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EAGLE SURVEYING

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Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 41°49'20" W	32.87'	L20	S 54°57'29" E	27.30'
L2	N 58°02'56" W	111.96'	L21	S 29°58'54" E	16.21'
L3	S 78°47'56" W	40.19'	L22	S 48°36'30" E	39.37'
L4	S 37°58'34" W	49.58'	L23	S 48°04'51" E	64.21'
L5	N 89°24'47" W	119.09'	L24	S 58°45'39" E	35.63'
L6	N 55°42'43" W	73.18'	L25	S 65°36'49" E	22.24'
L7	N 00°51'18" W	50.26'	L26	S 49°45'49" E	15.67'
L8	N 31°10'36" W	83.48'	L27	S 36°22'32" E	73.23'
L9	N 20°21'05" W	89.33'	L28	S 40°52'55" E	44.85'
L10	N 03°06'46" E	80.30'	L29	S 51°16'03" E	64.32'
L11	S 29°22'27" W	62.91'	L30	S 38°24'06" E	75.27'
L12	S 25°16'31" W	3.05'	L31	S 26°02'06" E	132.93'
L13	N 85°36'05" E	42.87'	L32	S 19°35'37" E	118.14'
L14	S 29°56'27" E	74.22'	L33	S 45°09'56" E	14.09'
L15	S 29°16'05" E	28.29'	L34	N 00°03'17" E	38.34'
L16	S 28°21'18" E	17.05'	L35	N 16°26'33" W	20.08'
L17	S 47°20'39" E	28.48'	L36	N 73°33'27" E	20.77'
L18	S 62°51'01" E	32.97'	L37	S 16°26'33" E	20.08'
L19	S 61°48'18" E	29.35'	L38	S 73°33'27" W	20.77'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	150.00'	76.76'	29°19'10"	S 14°42'52" W
C2	80.03'	384.07'	274°58'02"	N 41°34'23" W
C3	568.05'	85.56'	8°37'46"	N 08°01'39" E

CASE NUMBER: FP-25-108
REF. CASE NUMBER: PP-25-032

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: *7/9/2026*

By: *Chy* Chairman

By: *STX* Secretary

**FINAL PLAT
HICKORY ADDITION
LOTS 1-12, BLOCK C
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