

BUILDING PERMITS

"NO BUILDING PERMITS SHAN 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."

WATER/WASTEWATER IMPACT FEES

"THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE COLLECTION OF WATER AND WASTE ASSESSMENT AND FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECDATION DATE OF THIS PLAT APPLICATION, BASED ON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON 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."

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."

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 ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES."

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."

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 ON 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."

PARKWAY PERMIT

"PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT."

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."

FLOOD PLAIN

A PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0340 K, MAP REVISED SEPTEMBER 25, 2009

SIDEWALKS

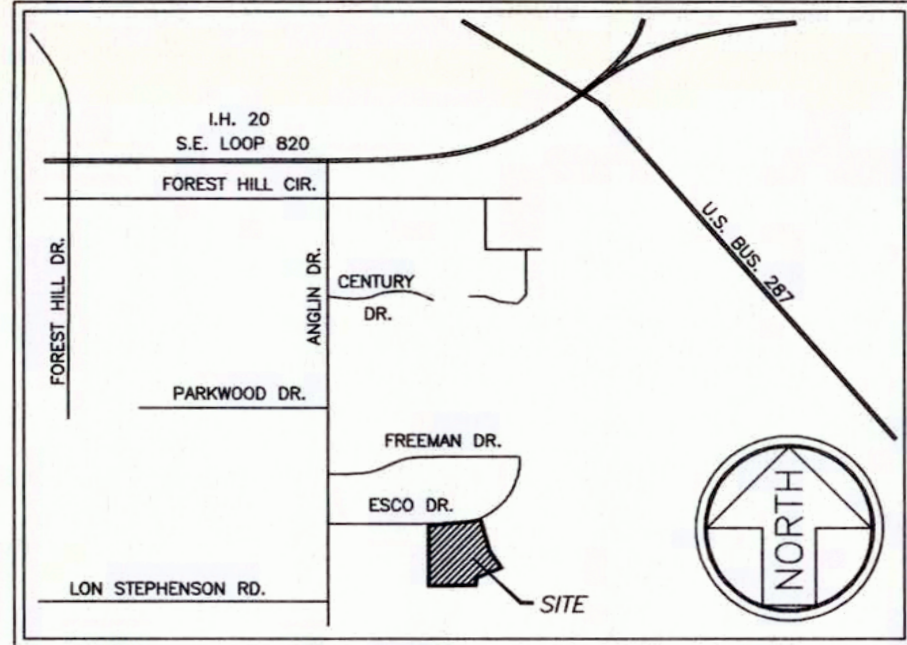
"SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS."

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, WILL 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 FLOOR 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."



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: 12/20/2022

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY

BASIS OF BEARINGS: WEST BOUNDARY LINE OF OF SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOL. 388-168, PG. 46, P.R.T.C.T.

IRF DENOTES IRON ROD FOUND

IRS DENOTES IRON ROD SET

W/ORANGE PLASTIC CAP STAMPED

"R. W. COOMBS RPLS 5294"

C.M. DENOTES CONTROLLING MONUMENT

Coombs Land Surveying, Inc.

P.O. Box 6160 Fort Worth Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 14-0116

GF No. NONE

* N O T E *

ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, MIDLAND MANUFACTURING COMPANY, acting by and through the undersigned, its duly authorized agent, is the sole owner of the tracts of land more particularly described as follows:

BEING all of Lot 5, Block 2, Esco Industrial Park, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 388-168, Page 46 of the Plat Records of Tarrant County, Texas and a portion of that certain tract of land located in BLOCK 44, SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1375, City of Fort Worth, Tarrant County, Texas according to the deed recorded in Volume 7770, Page 568 of the Deed Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Northwest corner of said Lot 5 being the Northeast corner of Lot 4, Block 2, Esco Industrial Park, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 388-138, Page 11 of the Plat Records of Tarrant County, Texas and lying in the South right-of-way line of Esco Drive (a 60-foot wide right-of-way);

THENCE along the said South right-of-way line of Esco Drive as follows:

NORTHEASTERLY, 90.63 feet along a Curve to the Left, having a radius of 615.00 feet, a central angle of 08° 26' 37" and a chord bearing N 83° 26' 58" E, 90.55 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve and the Beginning of a Curve to the Right;

NORTHEASTERLY, 76.11 feet along said Curve to the Right, having a radius of 672.00 feet, a central angle of 06° 29' 22" and a chord bearing N 82° 28' 07" E, 76.07 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve;

N 85° 42' 55" E, at 89.87 feet passing the Northeast corner of aforesaid Lot 5 being the Northwest corner of aforesaid Midland Manufacturing Tract and continuing in all a total distance of 250.82 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Beginning of a Curve to the Left;

NORTHEASTERLY, 122.43 feet along said Curve to the Left, having a radius of 470.95 feet, a central angle of 14° 53' 43" and a chord bearing N 78° 15' 58" E, 122.09 feet to a 1/2-inch iron rod found at the End of said Curve, being the Northeast corner of aforesaid Midland Manufacturing Tract and the Northwest corner of Lot 6, Block 3, Esco Industrial Park, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Cabinet B, Slide 3606 of the Plat Records of Tarrant County, Texas;

THENCE along the common boundary line between said Midland Manufacturing Tract and said Lot 6, Block 3 as follows:

S 15° 55' 17" E, 343.08 feet to a point on a sanitary sewer manhole lid;

S 35° 02' 36" E, 218.11 feet to a point at the Southwest corner of said Lot 6 lying in the Northwest boundary line of Lot 1, Block 1, Southeast Landfill, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 11547 of the Plat Records of Tarrant County, Texas;

THENCE along the said Northwest boundary line of said Southeast Landfill as follows:

S 67° 27' 22" W, 278.75 feet to a point;

S 08° 11' 09" N, 83.08 feet to a point in the South boundary line of aforesaid Midland Manufacturing Tract;

THENCE S 89° 21' 16" W, 230.08 feet to a 1/2-inch iron rod found at the Southwest corner of said Midland Manufacturing Tract being the Southeast corner of aforesaid Lot 5, Block 2;

THENCE S 89° 24' 17" W, 255.06 feet along the South boundary line of said Lot 5, Block 2 to a 1/2-inch iron rod found at the Southwest corner thereof, being the Southeast corner of aforesaid Lot 4, Block 2;

THENCE NORTH, at 1.08 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "GRANT ENGINEERING" and continuing in all a total distance of 638.72 feet along the common boundary line between said Lots 4 and 5, Block 2 to the PLACE OF BEGINNING, containing 9.290 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MIDLAND MANUFACTURING COMPANY, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 5-R, BLOCK 2, ESCO INDUSTRIAL PARK, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the 29th day of November, 2022.

MIDLAND MANUFACTURING COMPANY

[Signature] George Westhoff, Jr., President

GEORGE WESTHOFF, JR., President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE WESTHOFF, JR., 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 purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of November, 2022.

[Signature] Notary Public

NOTARY PUBLIC

STATE OF TEXAS

TALANA ANDERSON

Notary ID #2211886

My Commission Expires January 14, 2025

SURVEYOR'S STATEMENT

THIS IS to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

[Signature] Ronald W. Coombs, R.P.L.S.

RONALD W. COOMBS, R.P.L.S.

Texas Registration No. 5294

[Signature] Notary Public

NOTARY PUBLIC

STATE OF TEXAS

RONALD W. COOMBS

5294

Commission Expires January 14, 2025

[Signature] Notary Public

NOTARY PUBLIC

STATE OF TEXAS

RONALD W. COOMBS

5294

Commission Expires January 14, 2025

FINAL PLAT

LOT 5-R, BLOCK 2

ESCO INDUSTRIAL PARK

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A REVISION OF LOT 5, BLOCK 2

ESCO INDUSTRIAL PARK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-168, PAGE 46 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND A TRACT OF LAND LOCATED IN BLOCK 44, SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1375

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SURVEYOR:

COOMBS LAND SURVEYING, INC.

P.O. BOX 6160

FORT WORTH, TEXAS 76115

(817) 920-7600

e-mail: ron.coombs@sbcglobal.net

OWNER:

MIDLAND MANUFACTURING COMPANY

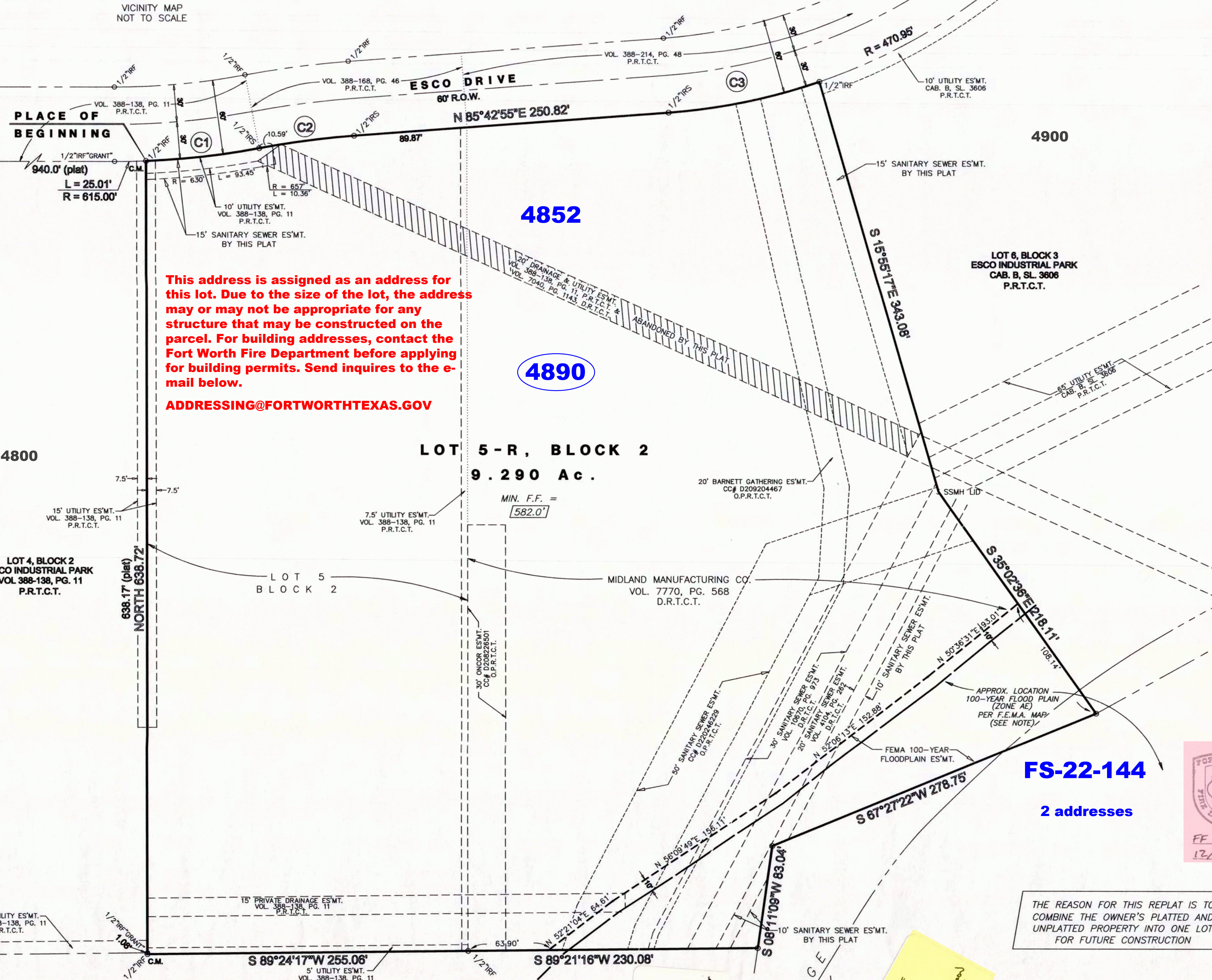
4800 ESCO DRIVE

FORT WORTH, TEXAS 76140

(817) 478-4848

e-mail: gwj@midland-midco.com

1 LOT 9.290 ACRES FS-22-144 SEPTEMBER 2, 2022



This address is assigned as an address for this lot. Due to the size of the lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquires to the e-mail below.

ADDRESSING@FORTWORTHTEXAS.GOV

* CURVE DATA *					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C1	615.00'	90.63'	8°26'37"	90.55'	N 83°26'58"E
C2	672.00'	76.11'	6°29'22"	76.07'	N 82°28'07"E
C3	470.95'	122.43'	14°53'43"	122.09'	N 78°15'58"E

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS OF

TARRANT COUNTY, TEXAS

12/20/2022 04:17 PM

Page: 3

Fees: \$72.00

DAVID TERAN CHAVEZ

CC# D214220487

O.P.R.T.C.T.

LAND USE TABLE			
LOT	ACREAGE	SQUARE FOOTAGE	USE
5-R	9.290	404,667	INDUSTRIAL

