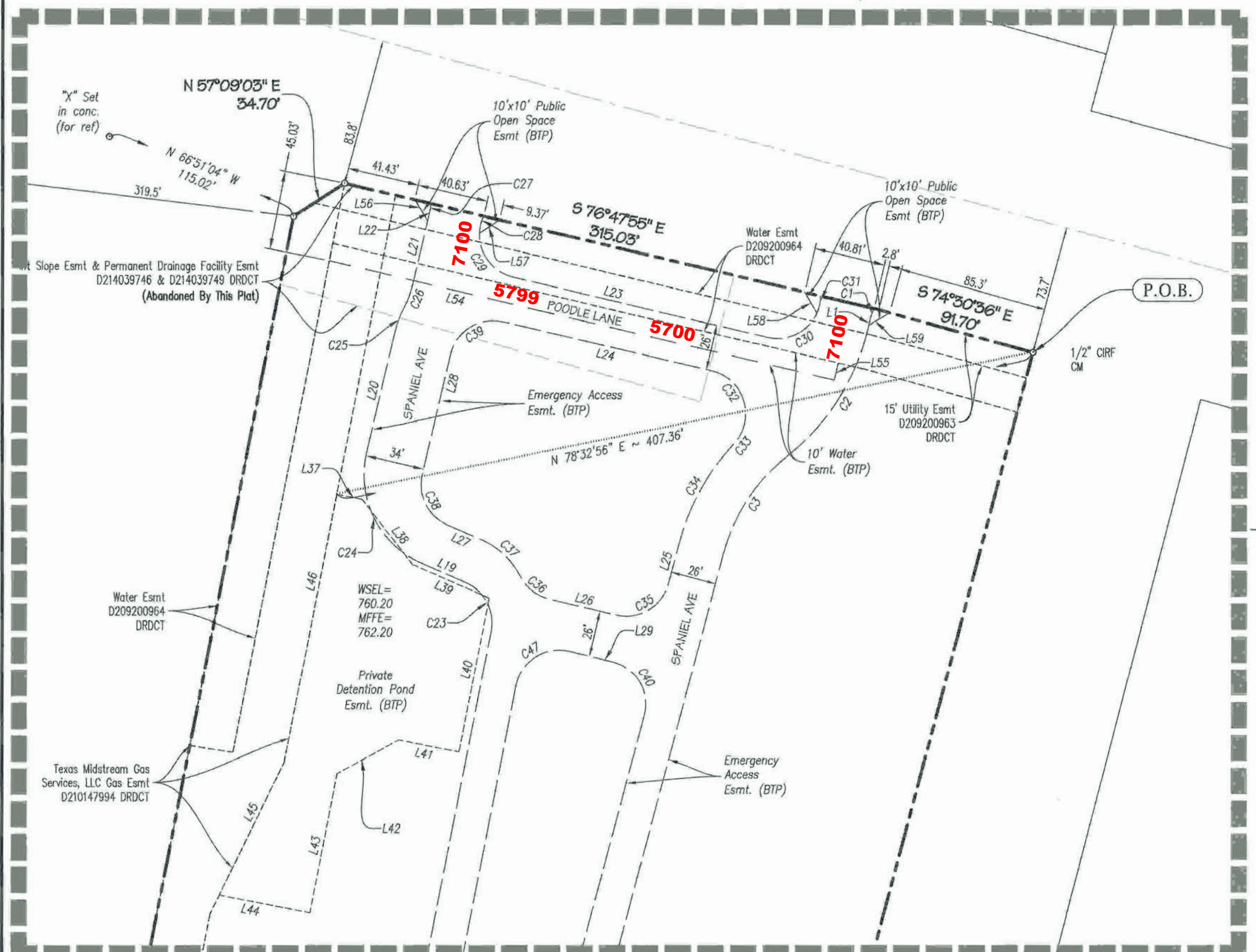
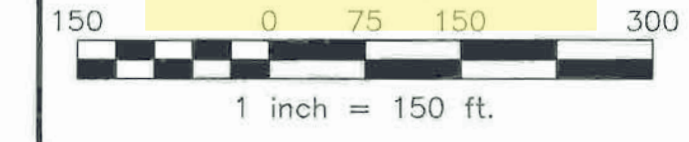


LOT 1, BLOCK 1
TAVOLO PARK
Doc. No. D218217374 OPRTCT



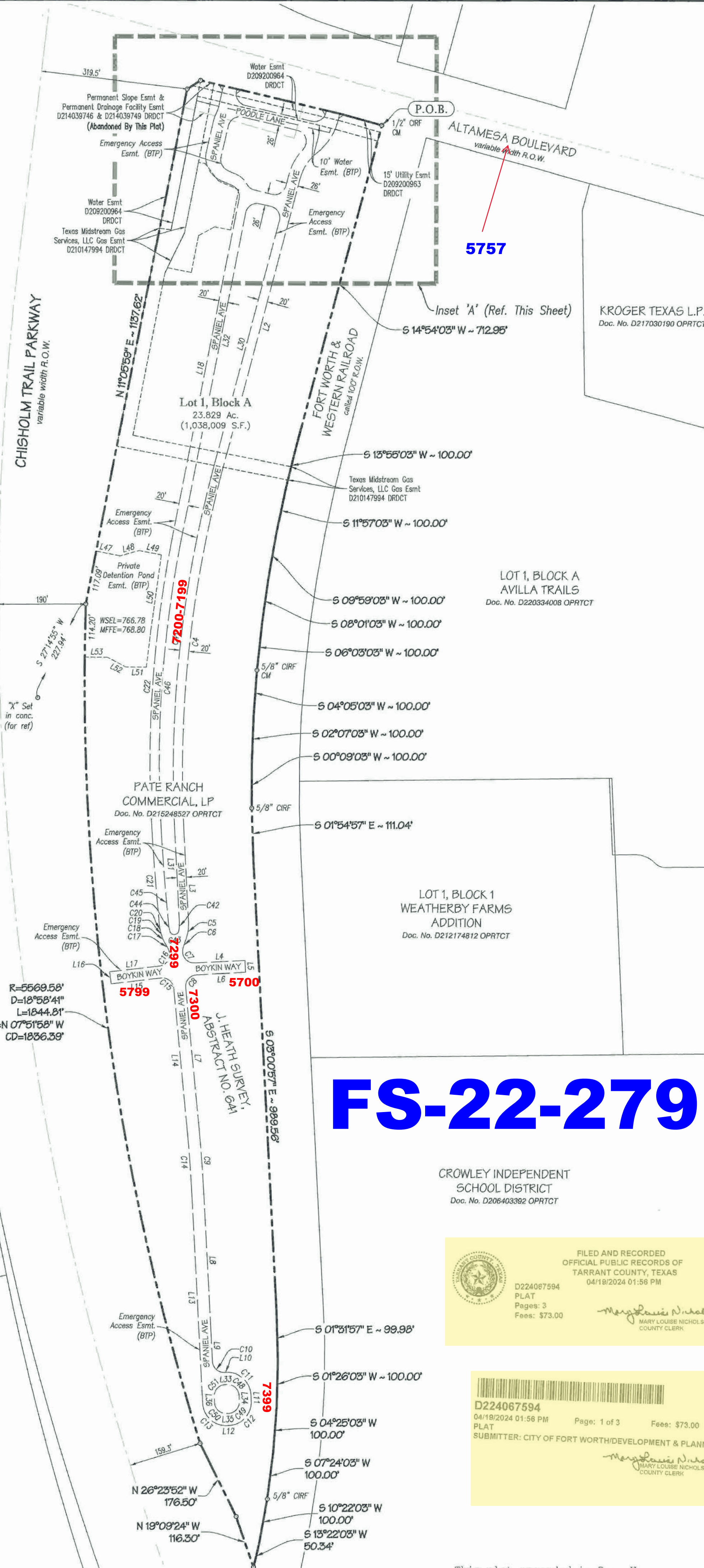
INSET 'A'
1"=60'

PATE RANCH RETAIL LP
Doc. No. D215248526 OPRTCT

- NOTES:
- All proposed lots situated in whole or in part within the city's corporate limits shall comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
 - Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
 - 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 withholding of utilities and building permits.
 - 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.
 - 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.
 - Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
 - Private P.R.V.'s shall be required; water pressure exceeds 80 P.S.I.

LOT 3, BLOCK 1
TAVOLO PARK
Doc. No. D219215339 OPRTCT

LOT 4, BLOCK 1
TAVOLO PARK
Doc. No. D219206717 OPRTCT



LOT 1, BLOCK A
AVILLA TRAILS
Doc. No. D220334008 OPRTCT

LOT 1, BLOCK 1
WEATHERBY FARMS
ADDITION
Doc. No. D212174812 OPRTCT

CROWLEY INDEPENDENT
SCHOOL DISTRICT
Doc. No. D206403392 OPRTCT

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNER'S CERTIFICATE

BEING a tract of land situated in the J. Heath Survey, Abstract No. 641, City of Fort Worth, Tarrant County, Texas, being all of a tract conveyed to Pate Ranch Commercial, LP, by deed recorded in Document No. D215248527 of the Official Public Records of Tarrant County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the southern right-of-way line of Altamesa Boulevard (variable width right-of-way and the western right-of-way line of Fort Worth & Western Railroad (called 100 foot right-of-way);

THENCE along said western right-of-way line of Fort Worth & Western Railroad, the following courses, and distances:

- S 14°54'03" W, 712.95 feet; S 13°55'03" W, 100.00 feet; S 11°57'03" W, 100.00 feet;
- S 09°59'03" W, 100.00 feet; S 08°01'03" W, 100.00 feet; S 06°03'03" W, 100.00 feet to a 5/8 inch iron rod found;
- S 04°05'03" W, 100.00 feet; S 02°07'03" W, 100.00 feet; S 00°09'03" W, 100.00 feet to a 5/8 inch iron rod found;
- S 01°54'57" E, 111.04 feet; S 03°00'57" E, 989.56 feet; S 01°31'57" E, 99.98 feet;
- S 01°26'03" W, 100.00 feet; S 04°25'03" W, 100.00 feet; S 07°24'03" W, 100.00 feet to a 5/8 inch iron rod found;
- S 10°22'03" W, 100.00 feet; S 13°22'03" W, 50.34 feet to the intersection of said western right-of-way line of Fort Worth & Western Railroad and the eastern right-of-way line of said Chisholm Trail Parkway;

THENCE along said eastern right-of-way line of Chisholm Trail Parkway, the following courses and distance:

- N 19°09'24" W, 116.30 feet; N 26°23'52" W, 176.50 feet; Along a non-tangent curve to the right having a central angle of 18°58'41", a radius of 5569.58 feet, a chord of N 07°51'58" W - 1836.39 feet, an arc length of 1844.81 feet;
- N 11°05'59" E, 1137.82 feet to the south corner of a corner clip at the intersection of said eastern right-of-way line of said Chisholm Trail Parkway and said southern right-of-way line of Altamesa Boulevard;

THENCE N 57°09'03" E, 34.70 feet along said corner clip;

THENCE S 76°47'55" E, 315.03 feet along said southern right-of-way line of Altamesa Boulevard;

THENCE S 74°30'36" E, 91.70 feet to the POINT OF BEGINNING with the subject tract containing 1,038,009 square feet or 23.829 acres of land.

1/2" iron rod with yellow caps stamped "SPIARSENG" set at corners

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Pate Ranch Commercial, LP, does hereby adopt this amending plat designating the hereinabove described property as Lot 1, Block A, PARCHAUS TAVOLO ADDITION, and does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth.

Witness our hands at Tarrant County, Texas, this 22 day of March, 2024.

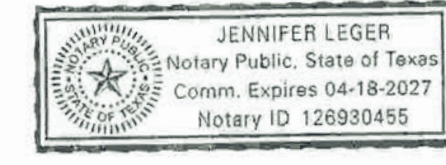
Pate Ranch Commercial, LP
a Texas limited partnership
By: PRA Pate Ranch GP, L.L.C.,
a Texas limited liability company,
its administrator
By: Julian Hawes Jr., Vice President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Julian Hawes Jr., known to me to be the person and officer 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 OFFICE this the 22 day of March, 2024.

Jennifer LeGER
Notary Public, State of Texas



SURVEYOR'S CERTIFICATE

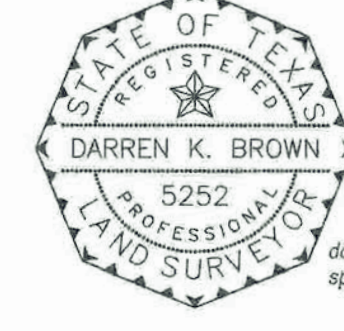
That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Fort Worth, Texas.

Dated this the 22 day of March, 2024.

DKB

DARREN K. BROWN, R.P.L.S. NO. 5252

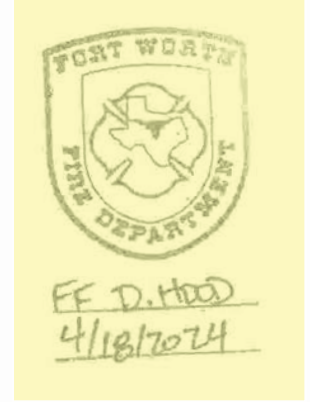
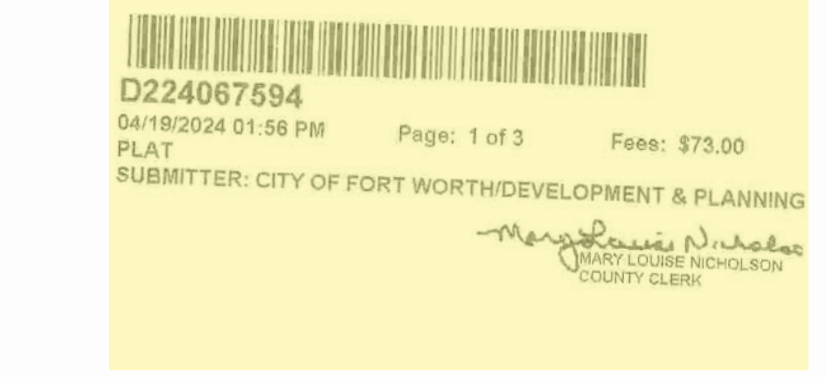
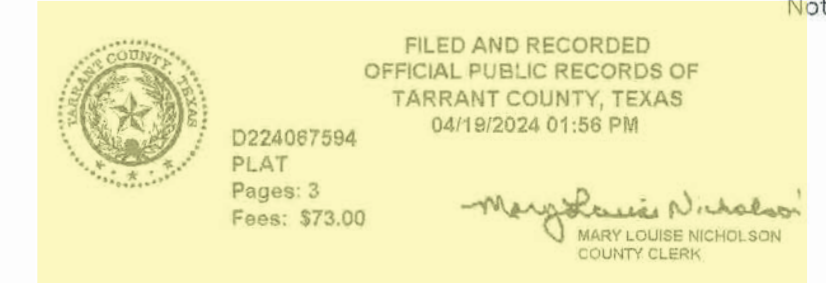
STATE OF TEXAS §
COUNTY OF COLLIN §



BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 OFFICE this the 22 day of March, 2024.

Farr
Notary Public, State of Texas



FINAL PLAT LOT 1, BLOCK A PARCHAUS TAVOLO ADDITION BEING A 23.829 ACRE TRACT CONVEYED BY DEED RECORDED IN DOCUMENT NO. D2215248527 OPRTCT J. HEATH SURVEY, ABSTRACT NO. 641 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER/APPLICANT
Pate Ranch Commercial LP
10210 N Central Expwy., Suite 300
Dallas, TX 75231
Phone: (972) 385-4155

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Phone: (972) 422-0077
Contact: Mike Martine

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 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.

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 easement 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 of any time of procuring the permission of anyone.

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 I 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 the ordinance, and is due on the date a building permit is issued.

Building Permits
No Building Permits shall be issued for any 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 pooring 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, cable, or other utility easement of any type.

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.

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".

Parkways
Parkways (The strip between the sidewalk and the curb) will be maintained by adjacent landowner.

Public Open Space Easement
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, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

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.

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 not be limited to: private streets, emergency access easements, and gates security entrances, recreation areas, landscape areas and open spaces; water and wastewater distribution. The land owners 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 identify 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.

Floodplain/Drainage 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 stormwater 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.

Line #	Bearing	Distance
L1	S 13°12'05" W	6.59'
L2	S 14°54'03" W	659.79'
L3	S 03°00'57" E	193.47'
L4	N 86°59'03" E	109.50'
L5	S 03°00'57" E	26.00'
L6	S 86°59'03" W	106.92'
L7	S 05°31'39" E	311.87'
L8	S 03°00'57" E	301.29'
L9	S 03°00'57" E	68.29'
L10	N 86°59'03" E	4.00'
L11	S 03°00'57" E	13.00'
L12	S 86°59'03" W	4.00'
L13	N 03°00'57" E	458.59'
L14	N 05°31'39" E	312.57'
L15	S 83°12'45" W	109.22'
L16	N 06°47'15" W	28.00'
L17	N 83°12'45" E	109.10'
L18	N 11°05'59" E	753.25'
L19	N 66°25'53" W	27.77'
L20	N 13°12'47" E	70.67'

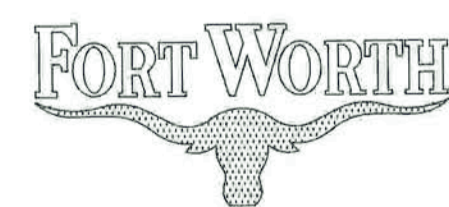
Line #	Bearing	Distance
L21	N 13°12'05" E	40.54'
L22	N 13°48'51" E	1.05'
L23	S 76°47'55" E	150.06'
L24	S 76°47'55" E	123.29'
L25	S 14°54'03" W	24.33'
L26	N 76°47'55" W	39.57'
L27	N 66°25'53" E	21.64'
L28	N 13°12'47" E	70.41'
L29	S 76°47'55" E	25.62'
L30	N 14°54'03" E	559.61'
L31	N 03°00'57" W	193.47'
L32	S 11°05'59" W	725.97'
L33	N 86°59'03" E	4.00'
L34	S 03°00'57" E	13.00'
L35	S 86°59'03" W	4.00'
L36	N 03°00'57" W	13.00'
L37	S 76°53'56" E	14.83'
L38	S 37°55'35" E	47.17'
L39	S 66°25'53" E	47.63'
L40	S 11°05'59" W	89.11'

Line #	Bearing	Distance
L41	N 76°54'01" W	35.32'
L42	S 61°25'56" W	40.22'
L43	S 10°59'16" W	80.36'
L44	N 76°54'26" W	52.96'
L45	N 26°06'04" E	84.44'
L46	N 11°06'04" E	155.30'
L47	S 78°54'01" E	53.65'
L48	N 74°01'10" E	43.03'
L49	S 78°54'01" E	48.00'
L50	S 07°50'49" W	166.22'
L51	N 89°43'56" W	44.50'
L52	N 62°40'35" W	45.41'
L53	N 89°43'56" W	49.79'
L54	N 76°47'55" W	297.75'
L55	S 13°12'05" W	10.00'
L56	S 31°36'53" E	14.10'
L57	S 56°56'43" W	13.83'
L58	S 30°21'30" E	13.78'
L59	S 58°55'58" W	13.96'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	5.71'	20.00'	1622°12'	S 21°23'11" W	5.69'
C2	87.39'	130.00'	363°103'	S 32°27'37" W	85.76'
C3	68.27'	106.24'	36°49'05"	S 33°18'36" W	67.10'
C4	788.64'	2522.00'	175°5'00"	S 05°56'33" W	785.43'
C5	43.54'	100.00'	24°56'55"	S 08°27'31" W	43.20'
C6	17.27'	103.00'	9°36'32"	S 17°07'42" W	17.25'
C7	45.96'	25.00'	105°20'17"	S 40°20'45" E	39.76'
C8	40.37'	25.00'	92°30'42"	S 40°43'42" W	36.12'
C9	132.08'	3013.00'	2°30'42"	S 04°16'18" E	132.07'
C10	39.27'	25.00'	90°00'00"	S 48°00'57" E	35.36'
C11	80.11'	51.00'	90°00'00"	S 48°00'57" E	72.12'
C12	80.11'	51.00'	90°00'00"	S 41°59'03" W	72.12'
C13	80.11'	51.00'	90°00'00"	N 48°00'57" W	72.12'
C14	130.94'	2987.00'	2°30'42"	N 04°16'18" W	130.93'
C15	39.82'	25.00'	91°15'35"	N 51°09'27" W	35.74'
C16	47.54'	25.00'	108°56'38"	N 28°44'26" E	40.69'
C17	11.00'	102.84'	6°07'51"	N 28°47'49" W	11.00'
C18	26.77'	99.88'	15°21'28"	N 24°11'01" W	26.69'
C19	0.22'	30.00'	0°25'11"	N 16°35'57" W	0.22'
C20	18.67'	100.00'	10°41'59"	N 11°02'22" W	18.65'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C21	195.45'	5432.57'	2°03'41"	N 04°39'32" W	195.44'
C22	645.26'	2510.00'	14°43'45"	N 03°44'06" E	643.48'
C23	33.83'	25.00'	77°31'52"	N 27°39'57" W	31.31'
C24	76.45'	55.00'	79°38'40"	N 26°36'33" W	70.44'
C25	14.85'	58.99'	14°25'31"	N 20°25'33" E	14.81'
C26	14.85'	58.99'	14°25'31"	N 20°25'33" E	14.81'
C27	4.99'	20.00'	14°18'24"	N 06°39'39" E	4.98'
C28	5.28'	20.00'	15°06'53"	S 20°45'31" W	5.26'
C29	39.06'	25.00'	89°30'07"	S 32°02'46" E	35.20'
C30	38.84'	25.00'	89°01'11"	N 58°41'30" E	35.05'
C31	5.51'	20.00'	15°47'34"	N 04°12'32" E	5.50'
C32	47.71'	25.00'	109°20'14"	S 22°07'48" E	40.79'
C33	4.60'	25.00'	10°32'50"	S 37°48'44" W	4.60'
C34	65.05'	132.24'	28°11'06"	S 28°59'36" W	64.40'
C35	38.53'	25.00'	88°18'02"	S 59°03'04" W	34.83'
C36	21.74'	25.00'	49°49'14"	N 51°53'18" W	21.08'
C37	30.99'	45.00'	39°27'12"	N 46°42'17" W	30.38'
C38	34.75'	25.00'	79°38'40"	N 26°36'33" W	32.02'
C39	39.26'	25.00'	89°59'16"	N 58°12'26" E	35.35'
C40	40.01'	25.00'	91°41'58"	N 30°56'56" W	35.88'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C41	794.90'	2542.00'	17°55'00"	N 05°56'33" E	791.66'
C42	18.67'	80.00'	13°22'24"	N 03°40'15" E	18.63'
C43	26.75'	10.00'	153°15'12"	N 86°59'03" E	19.46'
C44	14.94'	80.00'	10°41'59"	S 11°02'22" E	14.92'
C45	194.73'	5412.59'	2°03'41"	S 04°39'32" E	194.72'
C46	640.12'	2490.00'	14°43'45"	S 03°44'06" W	638.35'
C47	40.19'	25.00'	92°06'06"	S 57°09'02" W	36.00'
C48	39.27'	25.00'	90°00'00"	S 48°00'57" E	35.36'
C49	39.27'	25.00'	90°00'00"	S 41°59'03" W	35.36'
C50	39.27'	25.00'	90°00'00"	N 48°00'57" W	35.36'
C51	39.27'	25.00'	90°00'00"	S 41°59'03" W	35.36'



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approved Date: 4-18-2024

BY: Donald R. Barr
CHAIRMAN

BY: Raymond J. Jada
SECRETARY



FF.D. HOOD
4/18/2024

FINAL PLAT
LOT I, BLOCK A
PARCHAUS TAVOLO ADDITION
BEING A 23.829 ACRE TRACT
CONVEYED BY DEED RECORDED IN
DOCUMENT NO. D2215248527 OPRTCT
J. HEATH SURVEY, ABSTRACT NO. 641
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER/APPLICANT
Pate Ranch Commercial LP
10210 N Central Expwy., Suite 300
Dallas, TX 75231
Phone: (972) 385-4155

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Phone: (972) 422-0077
Contact: Mike Martine