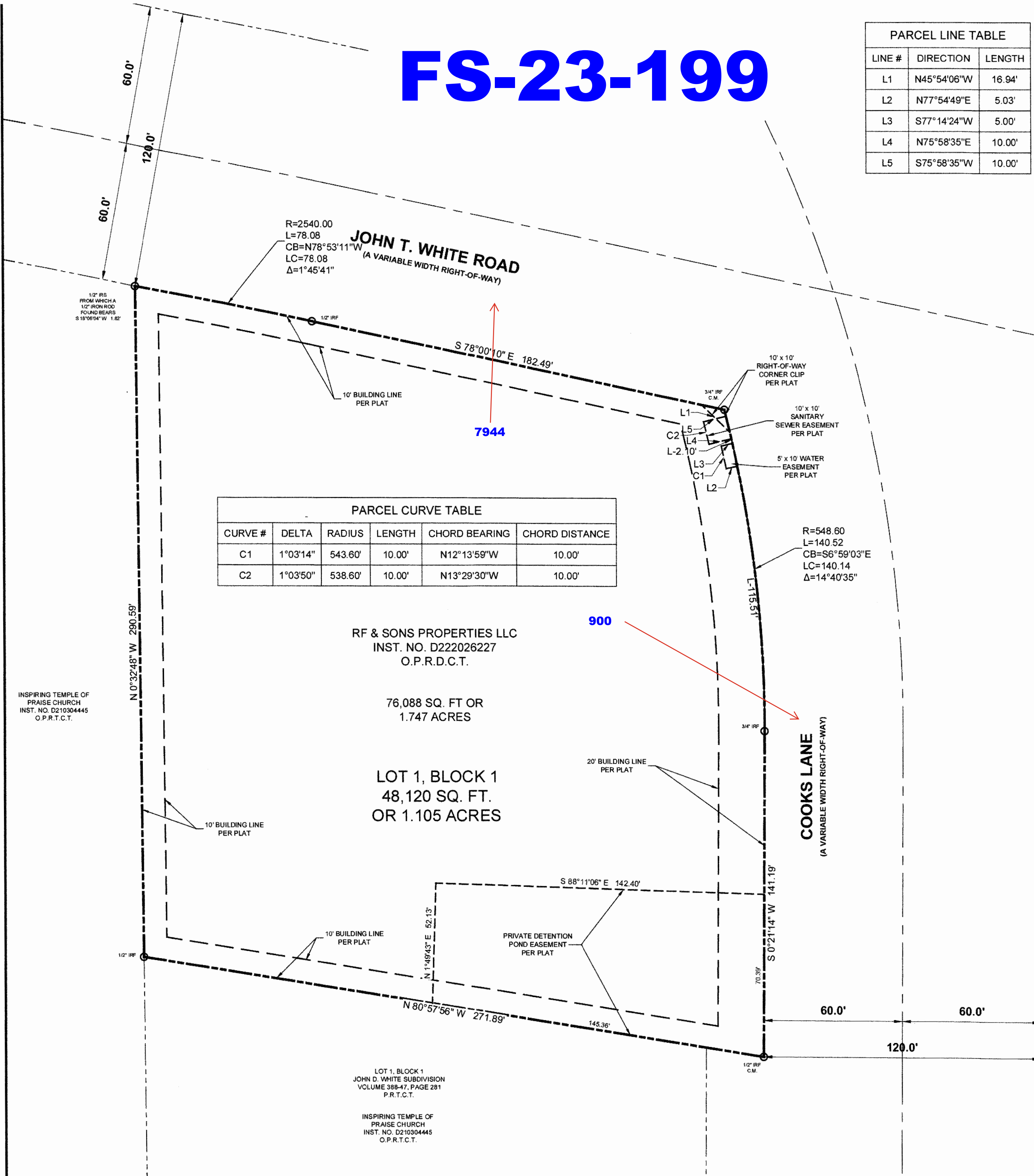
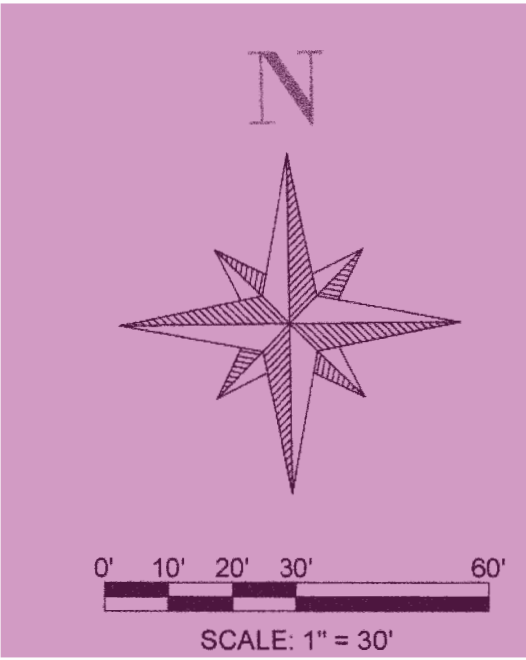




PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N45°54'06\"W	16.94'
L2	N77°54'49\"E	5.03'
L3	S77°14'24\"W	5.00'
L4	N75°58'35\"E	10.00'
L5	S75°58'35\"W	10.00'



OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

The RF & Sons Properties LLC does hereby adopt this plat of **C-STORE @ COOKS LANE**, LOT 1, BLOCK 1, an addition to the City of Fort Worth, Tarrant County, Texas, and hereby dedicate to the public use forever that right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at anytime of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

Witness my hand this 4th day of August, 2026.

RF & Sons Properties LLC

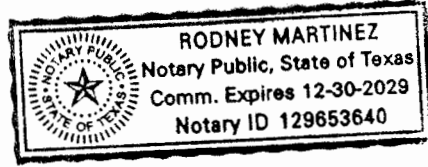
By: Jaswinder Randhawa, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jaswinder Randhawa, Manager for RF & Sons Properties LLC known to be 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 4th day of August, 2026.

Notary Public in and for the State of Texas
My Commission Expires: 12-30-2029



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 filing date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule II of the said ordinance, and becomes effective 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 easement 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

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 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.

SIDEWALKS:

Sidewalks and street lights are required adjacent to both sides of public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

BUILDING PERMIT:

No building permit shall be issued for any lot in this subdivision until appropriate provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements; and approval is obtained from the City of Fort Worth.

FLOODPLAIN RESTRICTION NOTE

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 flood elevation resulting from ultimate development of the watershed."



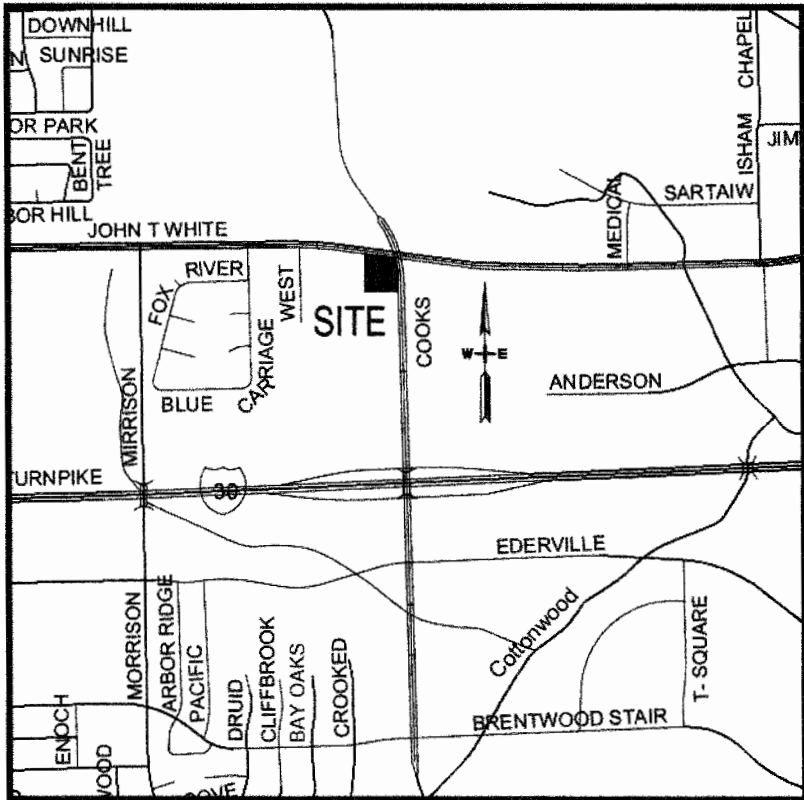
CITYPLANCOMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date : 08/05/2026

By: Caroline Crans Caroline Crans (Aug 5, 2006 13:30:30 CDT) **Chairman**

By: Alexandra Parks **Secretary**



LOCATION MAP
NTS

FLOODPLAIN/DRAINAGEWAY 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.

NOTE:

- The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002). (2) (CM) = Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.
- Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
- Drive approaches subject to access management policy (250 ft from the intersection and 200 feet apart)
- CFA - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.
- Private P.R.V.s will be required if water pressure exceeds 80 P.S.I

FLOOD CERTIFICATE

As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date July 7, 2014 Community Panel No. 48439C 0220L subject lot is located in Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS LINE MARKER		TREE
	S.S. MAN HOLE		VAULT		ELECTRIC MANHOLE		ELECTRIC BOX
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

OWNER:

RF & SONS PROPERTIES LLC
533 COYOTE ROAD
SOUTHPLAKE, TX 76092
PHONE: (214) 272-0238

SURVEYOR:

CENTRO RESOURCES, LLC
1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063
PHONE: (817) 798-4039

NO.	DATE	REVISION
1.		
2.		
3.		

LARRY TURMAN RPLS #1740
TBPS No. 10194928

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 798-4039 CELL
surveygroup@att.net

JOB NO.:	19-037
DATE:	January 5, 2026
SCALE:	1" = 30'
DRAWN BY:	RP

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS RF & Sons Properties LLC is the sole owner of a 1.747 acre tract of land out of the J.P. Cross Preemption out of William Lynn Survey Abstract No. 924 in the City of Fort Worth, Tarrant County Texas, being a portion of that certain tract of land conveyed to Hazlewood Investments, LP by deed as recorded in Instrument No. D207455271, Official Public Records, Tarrant County, Texas.

BEGINNING at a 1/2 inch iron rod found for corner, said point being the northwest corner of Lot 1, Block 1, J.D. Price Subdivision, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 388-47, Page 281, Plat Records, Tarrant County, Texas, same point being the northwest corner of said RF & Sons Properties LLC tract, said point also being at an angle point for that certain tract of land conveyed to Inspiring Temple of Praise Church by deed as recorded in Instrument No. D210304445, Official Records, Dallas County, Texas;

THENCE North 00 deg. 32 min. 48 sec. West, along the common line of said RF & Sons Properties LLC tract and said Inspiring Temple of Praise Church tract, a distance of 290.59 feet to a 1/2 inch iron rod set for corner, said point being the northwest corner of said Hazlewood Investments, LP tract, same point being in the south right-of-way line of John T. White Road (a variable width right-of-way, said point also being the beginning of a curve to the right having a radius of 2540.00 feet, a delta angle of 01 deg. 45 min. 41 sec. and a chord bearing and distance of South 78 deg. 53 min. 11 sec. East, 78.08 feet;

THENCE in a southeasterly direction along said curve to the right and along the south line of said John T. White Road, an arc distance to 78.08 feet to a 1/2 inch iron rod found for corner;

THENCE South 78 deg. 00 min. 10 sec. East, along the south line of said John T. White Road and the north line of said RF & Sons Properties LLC tract, a distance of 182.49 feet to 3/4 inch iron rod found for corner, said point being at the intersection of the south line of said John T. White Road and the west right-of-way line of Cooks Lane (a variable width right-of-way) same point being the northeast corner of said 1.747 acre tract of land being described, said point also being the beginning of a curve to the right having a radius of 548.60 feet, a delta angle of 14 deg. 40 min. 35 sec. and a chord bearing and distance of South 06 deg. 59 min. 03 sec. East, 140.14 feet;

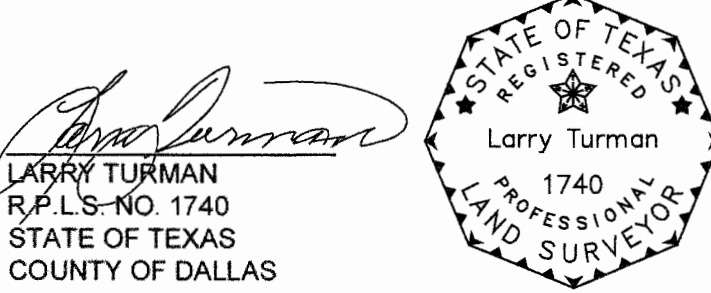
THENCE in a southeasterly direction along said curve to the right and along the west line of said Cooks Lane, an arc distance to 140.52 feet to a 3/4 inch iron rod found for corner;

THENCE South 00 deg. 21 min. 14 sec. West, along the west line of said Cooks Lane, and east line of said RF & Sons Properties LLC tract, a distance of 141.19 feet to a 1/2 iron rod found for corner, said point being the southeast corner of said 1.747 acre tract of land being described;

THENCE North 80 deg. 57 min. 56 sec. West, departing the west line of said Cooks Lane and along the south line of said RF & Sons Properties LLC tract passing the northeast corner of Lot 1, Block 1, at a distance of 25.30 feet and continuing for a total distance of 271.89 feet to the POINT OF BEGINNING and containing 76,088 square feet or 1.747 acres of computed land, more or less.

SURVEYOR'S CERTIFICATE

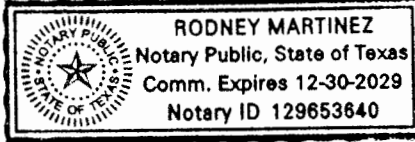
THIS is to certify that I, Larry Turman, a Registered Professional Land Surveyor for the State of Texas, having platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.



BEFORE ME, the undersigned authority, on this day personally appeared Larry Turman known to be 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 4th day of August, 2026.

Notary Public in and for the State of Texas
My Commission Expires: 12-30-2029



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.

URBAN FORESTRY PLAT NOTE:

Compliance with Tree Ordinance #17228-10-2006 will be required.

SITE DRAINAGE STUDY:

Any 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.

FINAL PLAT
C-STORE @ COOKS LANE
LOT 1, BLOCK 1
BEING 1.747 ACRE TRACT
OF LAND SITUATED IN THE
WILLIAM LYNN SURVEY, ABSTRACT NO. 924
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PLAT NO. FS- 23-199

SHEET: 1 OF 1