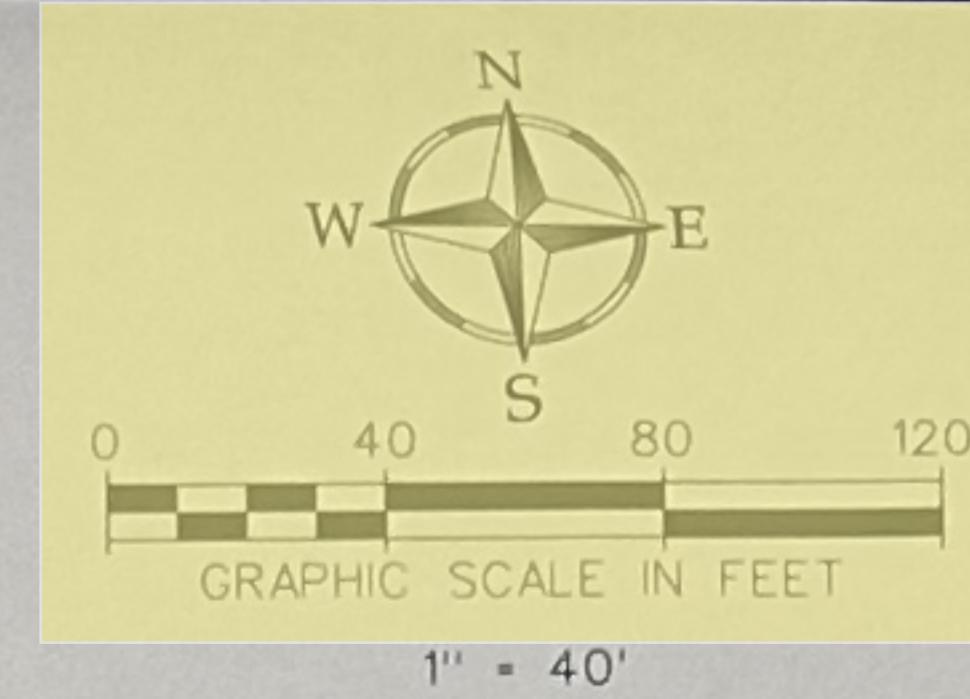




- Legend**
- IRF - Iron Rod Found
 - PKNF - PK Nail Found
 - SSE - Sanitary Sewer Easement
 - UE - Utility Easement
 - DE - Drainage Easement
 - SWFMA - Storm Water Facility Maintenance Agreement

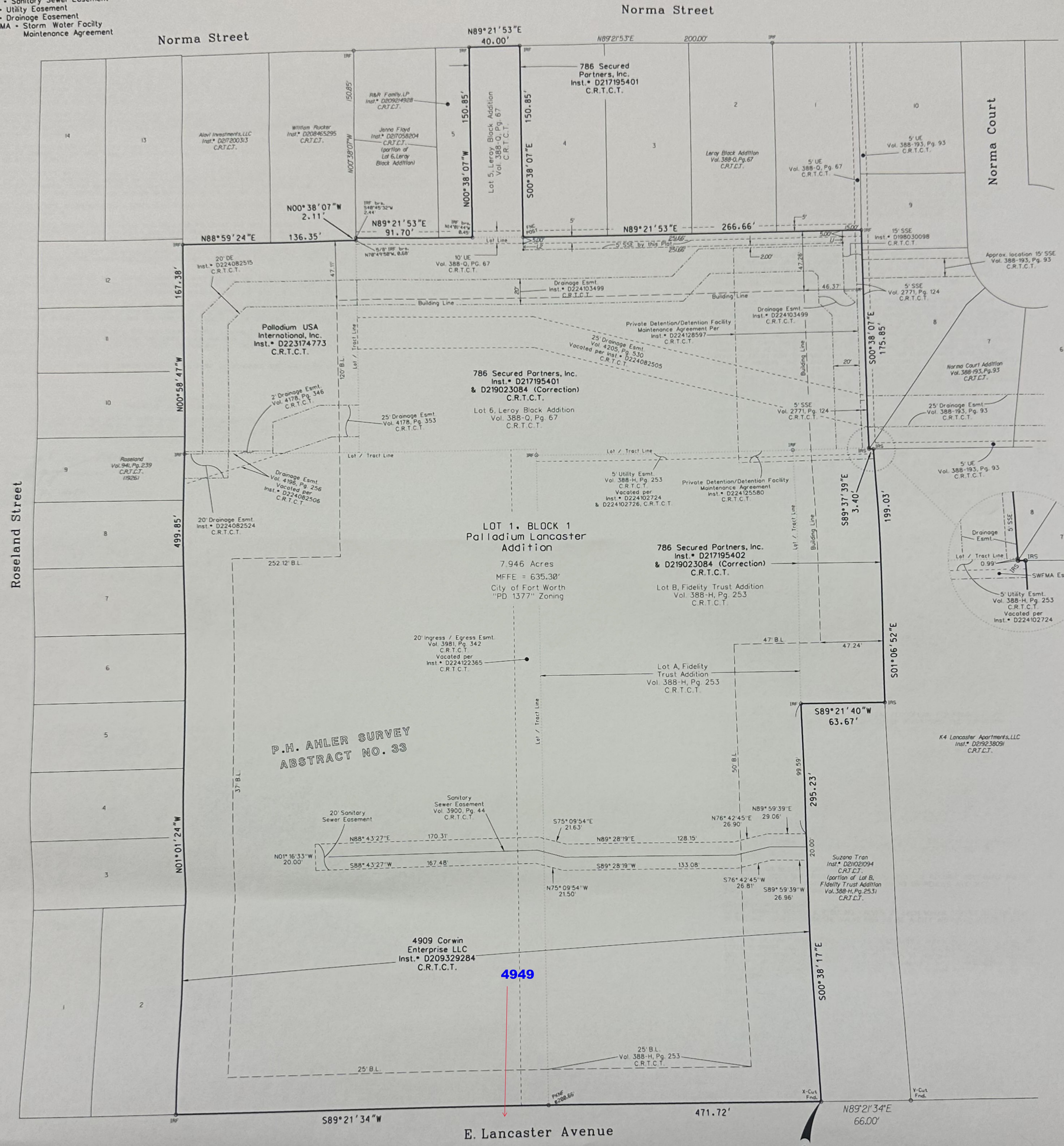
Land Use Table

Block 1	1 Lot	7.946 Acres	"PD" ZONING
Total	1 Lot	7.946 Acres	"PD" ZONING



LINE TABLE

L1	S00°38'07"E 5.00'
L2	N00°38'07"W 5.00'



FS-23-231

Point of Beginning

This address is assigned as an address for the 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. If this is for an MFD, send a blank site plan and unit numbering plan to the address below. Send inquires to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

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

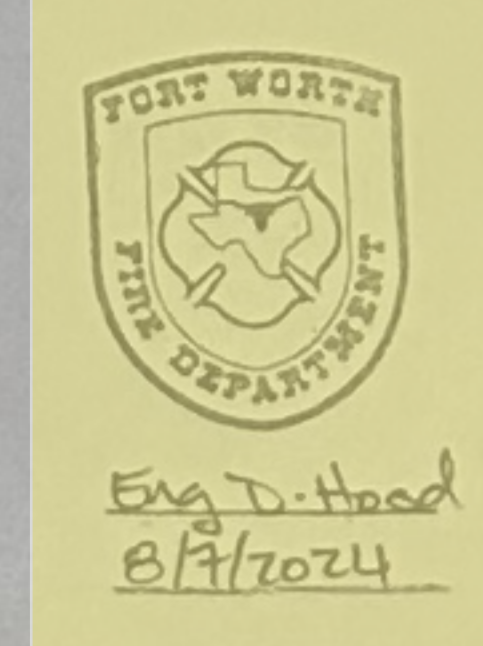
Plat Approval Date: 8-7-24

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

SURVEYOR
Peloton Land Solutions, a Westwood Company
9800 Hillwood Parkway, Suite 250
Fort Worth, Texas 76177
PH: 817.562.3350

OWNER \ DEVELOPER	OWNER \ DEVELOPER	OWNER \ DEVELOPER
4909 Corwin Enterprise, LLC 11626 Montmarie Blvd. Houston, TX 77082 Phone	786 Secured Partners, Inc. 2131 N. Collins St. Arlington, TX 76011 Phone	Palladium USA International, Inc. 13455 Noel Road, Ste. 400 Dallas, TX 75240 Phone

Final Plat
LOT 1, BLOCK 1
Palladium Lancaster Addition
7.946 Acres Situated in the P.H. Ahler Survey, Abstract Number 33
City of Fort Worth, Tarrant County, Texas.



PELOTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-662-3350

Final Plat
LOT 1, BLOCK 1
Palladium Lancaster Addition

Job #:	PAL23002	Revisions:
Drawn By:	TBR	7/24/24: Building Lines, Abandonments
Checked By:	TAB	
Date:	07-24-2024	

OWNER'S DEDICATION

WHEREAS PALLADIUM USA INTERNATIONAL, INC., 4909 CORWIN ENTERPRISES, LLC, AND 786 SECURED PARTNERS, INC. ARE THE OWNERS OF THAT TRACT OF LAND SITUATED IN THE P.H. AHLER SURVEY, ABSTRACT NUMBER 33, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO PALLADIUM USA INTERNATIONAL, INC., RECORDED IN INSTRUMENT NUMBER D223174773, COUNTY RECORDS, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO 4909 CORWIN ENTERPRISES, LLC, RECORDED IN INSTRUMENT NUMBER D209329284, INCLUSIVE OF LOT 1, FIDELITY TRUST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, BY PLAT RECORDED IN VOLUME 388-H, PAGE 253, S.A.D. COUNTY RECORDS, BEING ALL THAT TRACT OF LAND DESCRIBED BY DEED TO 786 SECURED PARTNERS, INC., RECORDED IN INSTRUMENT NUMBER D217195401, CORRECTION RECORDED IN INSTRUMENT NUMBER D219023084, BOTH OF S.A.D. COUNTY RECORDS, INCLUSIVE OF LOT 6, S.A.D. FIDELITY TRUST ADDITION, BEING A PORTION OF LOT 5 AND LOT 6, LEROY BLACK ADDITION, AN ADDITION TO S.A.D. CITY OF FORT WORTH, PLAT RECORDED IN VOLUME 388-Q, PAGE 67, S.A.D. COUNTY RECORDS, AS DESCRIBED BY DEED TO 786 SECURED PARTNERS, INC., RECORDED IN INSTRUMENT NUMBER D219023084, CORRECTION RECORDED IN INSTRUMENT NUMBER D219023084, BOTH OF S.A.D. COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT, FOUND AT THE SOUTHEAST CORNER OF S.A.D. LOT A AND S.A.D. CORWIN TRACT, THE SOUTHWEST CORNER OF S.A.D. LOT B AND THAT TRACT OF LAND DESCRIBED BY DEED TO SUZANA TRAN, RECORDED IN INSTRUMENT NUMBER D21021094, S.A.D. COUNTY RECORDS, AND IN THE NORTH RIGHT-OF-WAY LINE OF E. LANCASTER AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A "V" CUT, FOUND AT THE SOUTHEAST CORNER OF S.A.D. LOT B AND S.A.D. TRAN TRACT, BEARS N 89°21'34"E, 66.00 FEET;

THENCE S 89°21'34"W, AT 200.66 FEET, PASSING A P.N.A.L. FOUND AT THE SOUTHWEST CORNER OF S.A.D. LOT A, IN ALL, A TOTAL DISTANCE OF 471.72 FEET, WITH S.A.D. NORTH RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD, FOUND AT THE SOUTHWEST CORNER OF S.A.D. CORWIN TRACT, AND THE SOUTHEAST CORNER OF LOT 2, ROSELAND ADDITION, AN ADDITION TO S.A.D. CITY OF FORT WORTH, BY PLAT RECORDED IN VOLUME 941, PAGE 239, S.A.D. COUNTY RECORDS;

THENCE N 01°01'24"W, 499.85 FEET, DEPARTING S.A.D. NORTH RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF S.A.D. CORWIN TRACT AND THE SOUTHWEST CORNER OF THAT TRACT OF THE AFOREMENTIONED PALLADIUM USA INTERNATIONAL, INC., TRACT;

THENCE N 00°58'47"W, 167.38 FEET, TO A 5/8 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF S.A.D. PALLADIUM TRACT AND THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALAVINVESTMENTS, LLC, RECORDED IN INSTRUMENT NUMBER D21200313, S.A.D. COUNTY RECORDS;

THENCE N 88°59'24"E, 136.35 FEET, TO THE NORTHEAST CORNER OF S.A.D. PALLADIUM TRACT, THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO WILLIAM RUCKER, RECORDED IN INSTRUMENT NUMBER D208465295, S.A.D. COUNTY RECORDS, AND THE WEST LINE OF AFOREMENTIONED LOT 6, LEROY BLACK ADDITION, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS N 70°49'50"W, 0.68 FEET;

THENCE N 00°38'07"W, 2.11 FEET, WITH S.A.D. WEST LINE AND THE EAST LINE OF S.A.D. RUCKER TRACT, TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO JENNA FLOYD, RECORDED IN INSTRUMENT NUMBER D217058304, S.A.D. COUNTY RECORDS, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 40°42'32"W, 2.44 FEET, AND A 5/8 INCH IRON ROD, WITH YELLOW PLASTIC CAP, FOUND AT THE NORTHWEST CORNER OF S.A.D. FLOYD TRACT, THE MOST NORTHERLY NORTHWEST CORNER OF S.A.D. LOT 6, AND IN THE SOUTH RIGHT-OF-WAY LINE OF NORMA STREET, BEARS N 89°21'34"E, 150.85 FEET;

THENCE N 89°21'34"E, 91.70 FEET, TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO RAR FAMILY LP, RECORDED IN INSTRUMENT NUMBER D208941928, S.A.D. COUNTY RECORDS, AND BEING IN THE SOUTH LINE OF AFOREMENTIONED LOT 5, LEROY BLACK ADDITION, FROM WHICH A 1/2 INCH IRON ROD FOUND, WITH PLASTIC CAP STAMPED "CBG SURVEYING", BEARS N 14°01'44"W, 0.45 FEET;

THENCE N 00°38'07"W, 150.85 FEET, TO A 1/2 INCH IRON ROD, WITH PLASTIC CAP STAMPED "DATAPONT", FOUND AT THE NORTHWEST CORNER OF S.A.D. RAR FAMILY TRACT AND BEING IN THE NORTH LINE OF S.A.D. SOUTH RIGHT-OF-WAY LINE OF NORMA STREET;

THENCE N 89°21'34"E, 40.00 FEET, WITH S.A.D. COMMON LINE, TO A 1/2 INCH IRON ROD, FOUND AT THE NORTHEAST CORNER OF S.A.D. LOT 5 AND THE NORTHWEST CORNER OF LOT 4, S.A.D. LEROY BLACK ADDITION, FROM WHICH A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO K4 LANCASTER APARTMENTS, LLC, RECORDED IN INSTRUMENT NUMBER D219238091, S.A.D. COUNTY RECORDS;

THENCE S 00°38'07"E, 175.85 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE SOUTHWEST CORNER OF LOT 7 AND A S.A.D. NORMA COURT ADDITION, AND AN "ELL" CORNER IN THE NORTH LINE OF AFOREMENTIONED LOT B, FIDELITY TRUST ADDITION;

THENCE S 89°37'39"E, 3.40 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE NORTHEAST CORNER OF S.A.D. LOT B AND THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO K4 LANCASTER APARTMENTS, LLC, RECORDED IN INSTRUMENT NUMBER D219238091, S.A.D. COUNTY RECORDS;

THENCE S 01°06'32"E, 189.03 FEET, WITH THE EAST LINE OF S.A.D. LOT B, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED 786 SECURED PARTNERS, INC., TRACT (INSTRUMENT NUMBER D217195402), AND THE NORTHEAST CORNER OF THE AFOREMENTIONED SUZANA TRAN TRACT;

S 89°21'40"W, 63.67 FEET, TO A 5/8 INCH IRON ROD, FOUND AT THE SOUTHWEST CORNER OF S.A.D. 786 SECURED PARTNERS TRACT, THE NORTHWEST CORNER OF S.A.D. TRAN TRACT, AND BEING IN THE WEST LINE OF S.A.D. LOT B, THE EAST LINE OF AFOREMENTIONED LOT A, FIDELITY TRUST ADDITION, AND THE EAST LINE OF THE AFOREMENTIONED 4909 CORWIN ENTERPRISES, LLC, TRACT;

S 00°38'17"E, 295.23 FEET, WITH S.A.D. COMMON LINES, TO THE POINT OF BEGINNING AND CONTAINING 346.145 SQUARE FEET OR 7.946 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS

LOT 1, BLOCK 1
PALLADIUM LANCASTER ADDITION

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 CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

EXECUTED THIS 6th DAY OF August, A.D. 2024.

By: Thomas E. Huth
NAME: Thomas E. Huth
TITLE: President & CEO

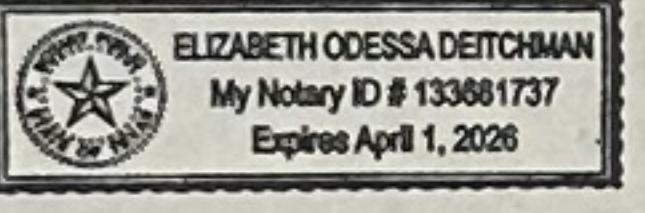
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Thomas E. Huth, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF August, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: April 1, 2026



EXECUTED THIS 6th DAY OF August, A.D. 2024.

By: Senao Moreno
NAME: Senao Moreno
TITLE: Authorized Agent

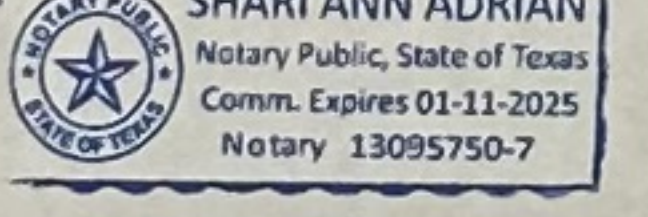
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Senao Moreno, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF August, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 1-11-2025



EXECUTED THIS 5th DAY OF August, A.D. 2024.

By: Senao Moreno
NAME: Senao Moreno
TITLE: Authorized Agent

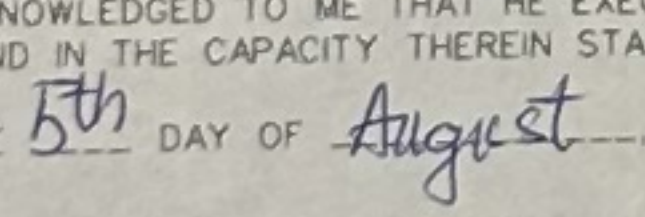
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Senao Moreno, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF August, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-11-2029



EXECUTED THIS 5th DAY OF August, A.D. 2024.

By: Senao Moreno
NAME: Senao Moreno
TITLE: Authorized Agent

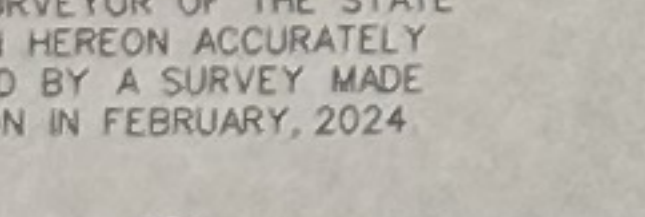
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Senao Moreno, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF August, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-11-2029



EXECUTED THIS 5th DAY OF August, A.D. 2024.

By: Senao Moreno
NAME: Senao Moreno
TITLE: Authorized Agent

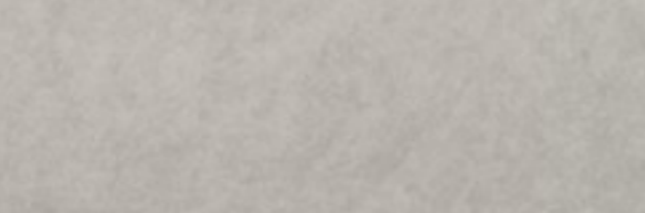
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Senao Moreno, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF August, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-11-2029



EXECUTED THIS 5th DAY OF August, A.D. 2024.

By: Senao Moreno
NAME: Senao Moreno
TITLE: Authorized Agent

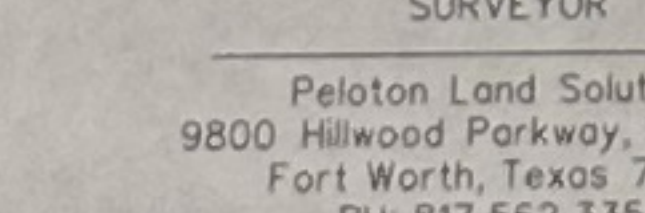
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Senao Moreno, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF August, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-11-2029



EXECUTED THIS 5th DAY OF August, A.D. 2024.

By: Senao Moreno
NAME: Senao Moreno
TITLE: Authorized Agent

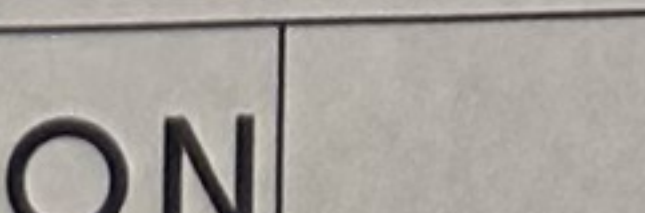
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Senao Moreno, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF August, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-11-2029



EXECUTED THIS 5th DAY OF August, A.D. 2024.

By: Senao Moreno
NAME: Senao Moreno
TITLE: Authorized Agent

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Senao Moreno, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF August, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-11-2029



EXECUTED THIS 5th DAY OF August, A.D. 2024.

By: Senao Moreno
NAME: Senao Moreno
TITLE: Authorized Agent

STATE OF TEXAS
COUNTY OF HARRIS

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 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 S.A.D. EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE, 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.

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 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 S.A.D. DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSED 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 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. S.A.D. AREAS SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY 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 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 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 S.A.D. 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 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.

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 LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS: A REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ABUTTING SIDE OR REAR ALLEY OR B.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.

FEMA FLOODPLAIN

SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0330K, DATED 09/25/2009. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.

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 IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF S.A.D. ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

TREE PRESERVATION ORDINANCE

PROJECT WILL COMPLY WITH CITY OF FORT WORTH TREE PRESERVATION ORDINANCE NO. 17228-10-2006 AS WELL AS ALL CITY OF FORT WORTH URBAN FORESTRY COMPLIANCE PROVISIONS.

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 (PRV'S) REQUIRED

INSTALL PRIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION. THE VALVE HAS TO BE A CITY APPROVED APPURTENANCES.

PRIVATE MAINTENANCE

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND S.A.D. OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF S.A.D. OWNERS SET FORTH IN THIS PARAGRAPH.

DIRECT ACCESS TO F.M. 180 IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TxDOT.

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

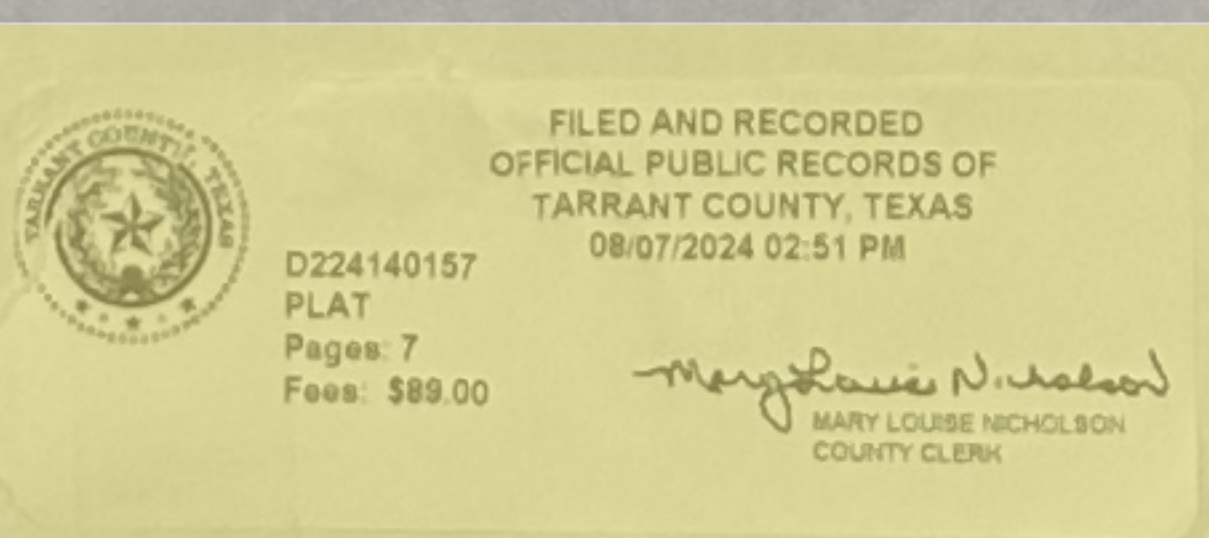


Plat Approval Date: 8-7-24

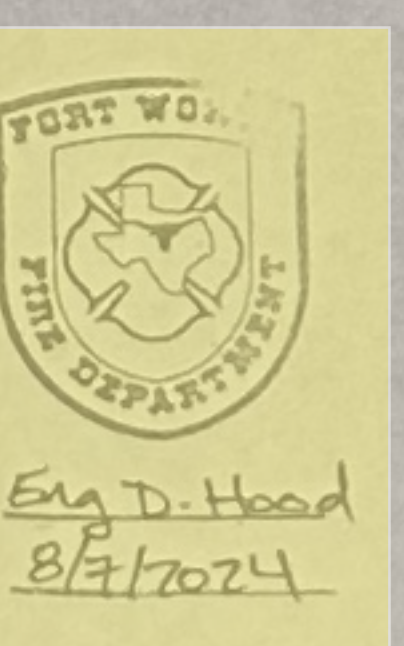
By: Smalal R. Brown
Chairman

By: Jack R. Heel
Secretary

SURVEYOR		
Peloton Land Solutions 9800 Hillwood Parkway, Suite 250 Fort Worth, Texas 76177 PH: 817.562.3350		
OWNER \ DEVELOPER	OWNER \ DEVELOPER	OWNER \ DEVELOPER
Palladium USA International, Inc. 13455 North Road, Ste 400 Dallas, TX 75240 Phone	786 Secured Partners, Inc. 2131 N. Collins St. Arlington, TX 76011 Phone	4909 Corwin Enterprises, LLC 11626 Montmarle Blvd Houston, TX 77082 Phone



Final Plat
LOT 1, BLOCK 1
Palladium Lancaster Addition
7.946 Acres Situated in the P.H. Ahler Survey, Abstract Number 33
City of Fort Worth, Tarrant County, Texas.



Final Plat
LOT 1, BLOCK 1
Palladium Lancaster Addition

Job #:	PAL23002	Revisions:
Drawn By:	TBR	7/24/24: Building Lines, Abandonments
Checked By:	TAB	
Date:	07-24-2024	