

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 at any time pf procuring the permission of anyone.

Transportation Impact Fees

The City of Forth 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 paving improvements; and approval is first obtained from the City of Fort Worth.

Private Common Areas and Facilities

The City of Forth 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.

Construction Prohibited Over Easements

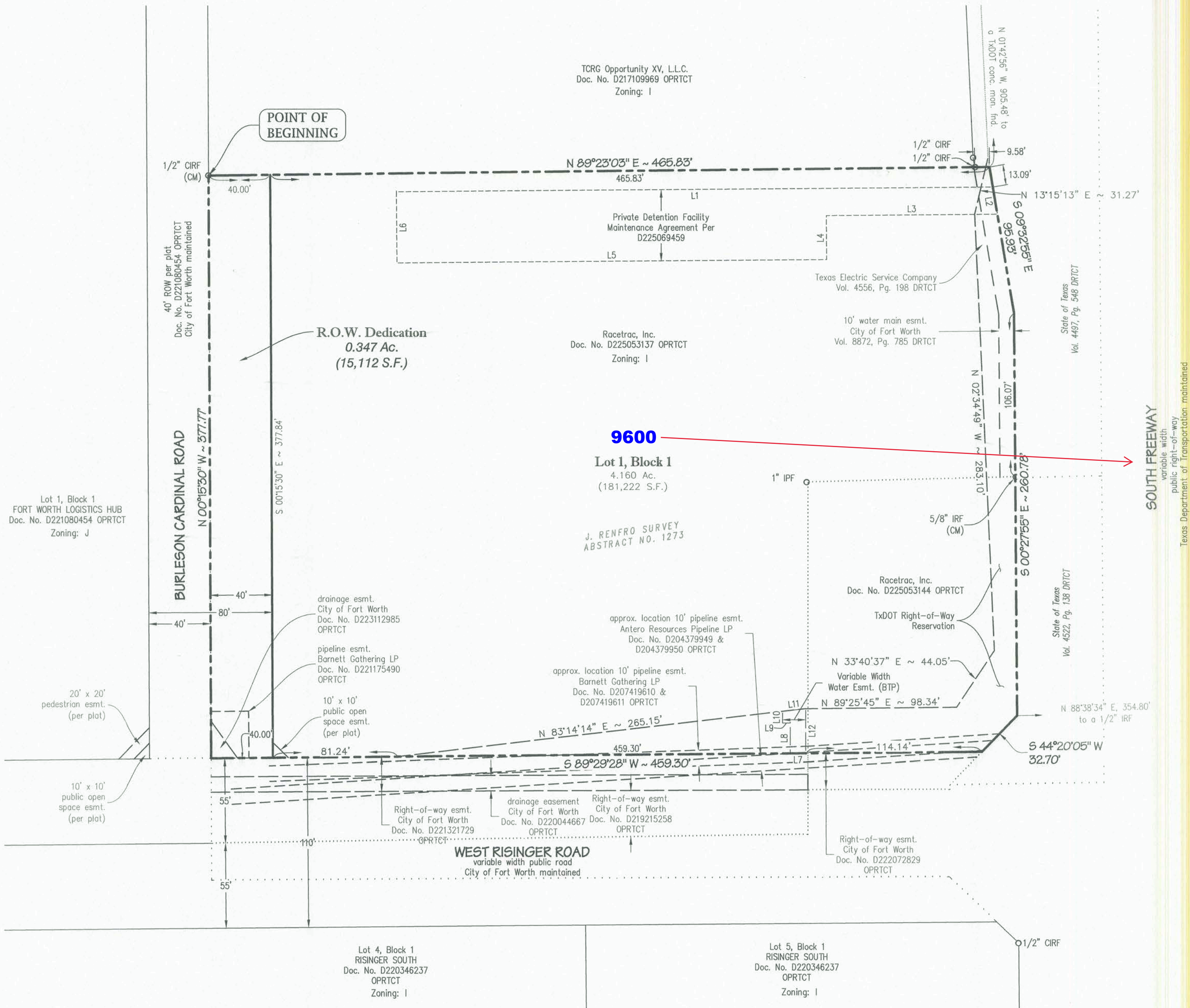
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, cable, or other utility easement of any type.

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".

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.



Land Use Table		
Commercial	181,210 SF	4.160 AC
Right-Of-Way Dedication	15,115 SF	0.347 AC

LEGEND	
(Not All Items May Be Applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-S" O/Y/S PC"	
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTL	UTILITY
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
BL	BUILDING LINE
(A)	BLOCK DESIGNATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
OPRCT	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
ORTCT	DEED RECORDS TARRANT COUNTY TEXAS

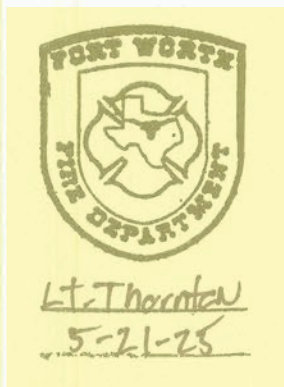
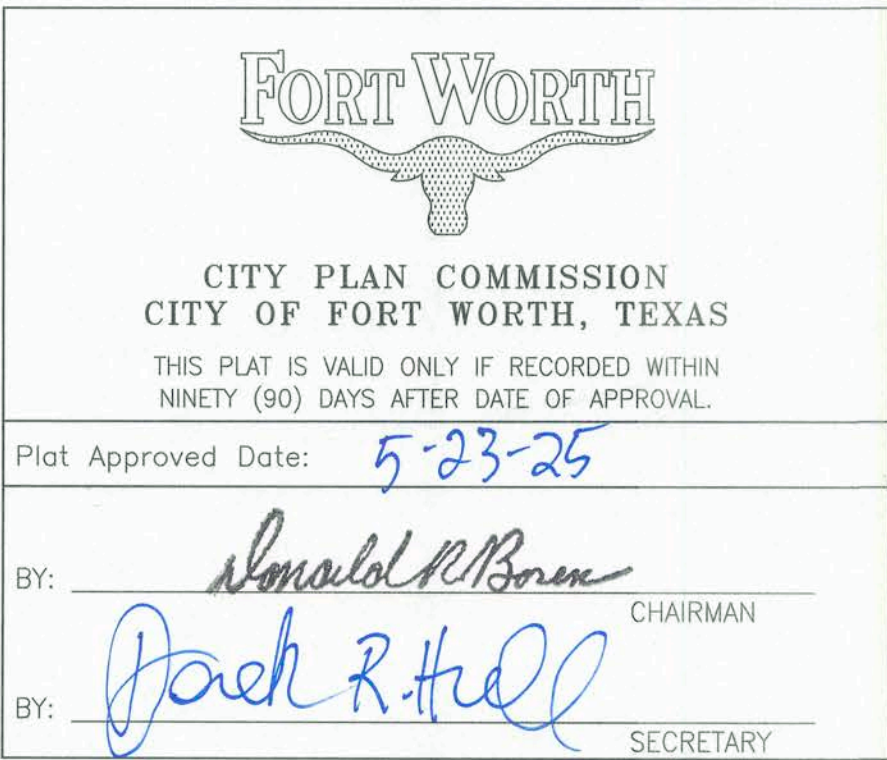
Line Table		
Line #	Bearing	Distance
L1	N 89°32'05" E	386.23'
L2	S 09°32'55" E	17.89'
L3	S 89°32'05" W	110.82'
L4	S 00°27'55" E	28.41'
L5	S 89°32'05" W	278.24'
L6	N 00°27'55" W	46.08'
L7	S 89°29'28" W	10.00'
L8	N 00°00'00" E	19.71'
L9	N 90°00'00" W	5.00'
L10	N 00°00'00" E	7.55'
L11	N 83°14'14" E	15.11'
L12	S 00°00'00" E	28.95'

FS-24-143



NOTES:

- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this plat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 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.
- No floodplains are located within the platted boundary per FEMA FIRM 48439C0430L, Dated March 21, 2019.
- The purpose of this Final Plat is to create a lot for development and provide Burleson Cardinal Right-Of-Way Dedication.
- 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.



FINAL PLAT
RACETRAC RISINGER
LOT 1, BLOCK 1
4.507 (Gross), 4.160 AC (Net)
OUT OF THE J. RENFRO SURVEY ~ ABSTRACT NO. 1273
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER / APPLICANT
Racetrac, Inc.
200 Galleria Parkway SE, Suite 900,
Atlanta, GA 30339
Telephone (770) 203-9063
Contact: John Paul Hoover

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Engineer Contact: Jordan Huneycutt, PE
Survey Contact: Darren Brown, RPLS

(FS-24-143)

OWNER'S CERTIFICATE

BEGINNING at a 1/2" iron rod with plastic cap found on the east line of Burleson Cardinal Road, a 40-foot-wide right-of-way created by the final plat of Fort Worth Logistics Hub, recorded in Document No. D221080454 OPRTCT, for an inset corner of a tract conveyed to TCRG Opportunity XV, L.L.C., recorded in Document No. D217109969 OPRTCT; BEING THE POINT OF BEGINNING;

THENCE S 09°32'55" E, 95.93 feet along the west line of said highway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 44°20'05" W, 32.0 feet along the northwest line of said right-of-way to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the intersection thereof with the north line of Risinger Road, a variable width public right-of-way, and being the northeast corner of a right-of-way easement to the City of Fort Worth, recorded in Document No. D222072829 OPRTCT;

THENCE N 00°15'30" W, 377.77 feet along the east line thereof to the POINT OF BEGINNING with the subject tract containing 196,334 square feet or 4.507 acres of land.

That We, Racetrac, Inc. do hereby adopt this plat designating the herein above described property as **Racetrac** **Wineinger**, an addition to the City of Fort Worth, and do hereby dedicate to the public use forever the streets and easements shown on this plat, and do hereby agree to accept the responsibility for the maintenance and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with any public utility, or the maintenance or use of any public utility, and any such utility shall have the right to remove any such buildings, fences, trees, shrubs, or other improvements or growths. All persons shall have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the consent of Racetrac, Inc. and subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of May, 2025.

Witness our hands at Cobb County, Georgia, this 7th day of May, 2025.

By:

SIGNER'S NAME, TITLE Joseph H. Alkers
Chief Legal Officer
Assistant Secretary



Dated this the 29th day of April, 2025.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29th day of April, 2025.

 Faith Nicole Sourber
My Commission Expires
8/11/2025
Notary ID
133262075



LT: Thornton
5-21-25

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of May, 2025.

Witness our hands at Cobb County, Georgia, this 7th day of May, 2025.

By:

SIGNER'S NAME, TITLE Joseph H. Alkers
Chief Legal Officer
Assistant Secretary



D225093233
05/23/2025 11:34 AM Page: 1 of 5 Fees: \$81.00
PLAT
SUBMITTER: CITY OF FORT WORTH/DEVELOPMENT SERVICES

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

OUT OF THE J. RENFRO SURVEY ~ ABSTRACT NO. 1273
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

RaceTrac, Inc.
200 Galleria Parkway SE, Suite 900,
Atlanta, GA 30339
Telephone (770) 203-9063
Contact: John Paul Hoover

Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075

Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Engineer Contact: Jordan Huneycutt, PE
Survey Contact: Darren Brown, RPLS

Sheet 2 of 2 Scale: 1" = 50' April, 2025 SEI Job No. 23-133

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: 5-23-25

BY: Donald R. Form CHAIRMAN

BY: Robert A. Hall SECRETARY