

LEGEND:
BRS: BEARS (LOCATED)
C.M. - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
ROW - RIGHT-OF-WAY
P/L - PROPERTY LINE
C/L - CENTER LINE
P.R.T.C.T. - PLAT RECORDS OF TARRANT COUNTY, TEXAS

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0215L, effective on 3/21/2019

BEARING BASE:
THE BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS (NAD 83) FOR THE TEXAS NORTH CENTRAL ZONE (4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS. ALL DISTANCES ARE SURFACE, BASED ON THE SCALE FACTOR OF 1.00012, APPLIED AT THE LOCAL CONTROL POINT T-1:
N: 6965434.69, E: 2364302.635, EL: 578.40

EAST LOOP 820.
350' RIGHT-OF-WAY
VOL. 3323, PG. 480, D.R.T.C.T.

Course	Bearing	Distance
E1	S 89°52'14" W	2.50'
E2	N 00°07'46" W	38.16'
E3	N 45°00'00" W	7.66'
E4	N 90°00'00" W	4.10'
E5	N 00°07'50" W	15.00'
E6	N 90°00'00" E	10.35'
E7	S 45°00'00" E	16.06'
E8	N 90°00'00" E	5.33'
E9	S 00°07'46" E	227.78'
E10	S 04°26'40" W	146.05'
E11	N 85°33'20" W	2.88'
E12	S 49°27'00" W	9.55'
E13	N 89°49'21" W	5.38'
E14	N 04°26'40" E	2.03'

CITY OF FORT WORTH NOTES:
COVENANTS OR RESTRICTIONS ARE UN-ALTERED
THIS REPEAT 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 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 GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED 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 SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

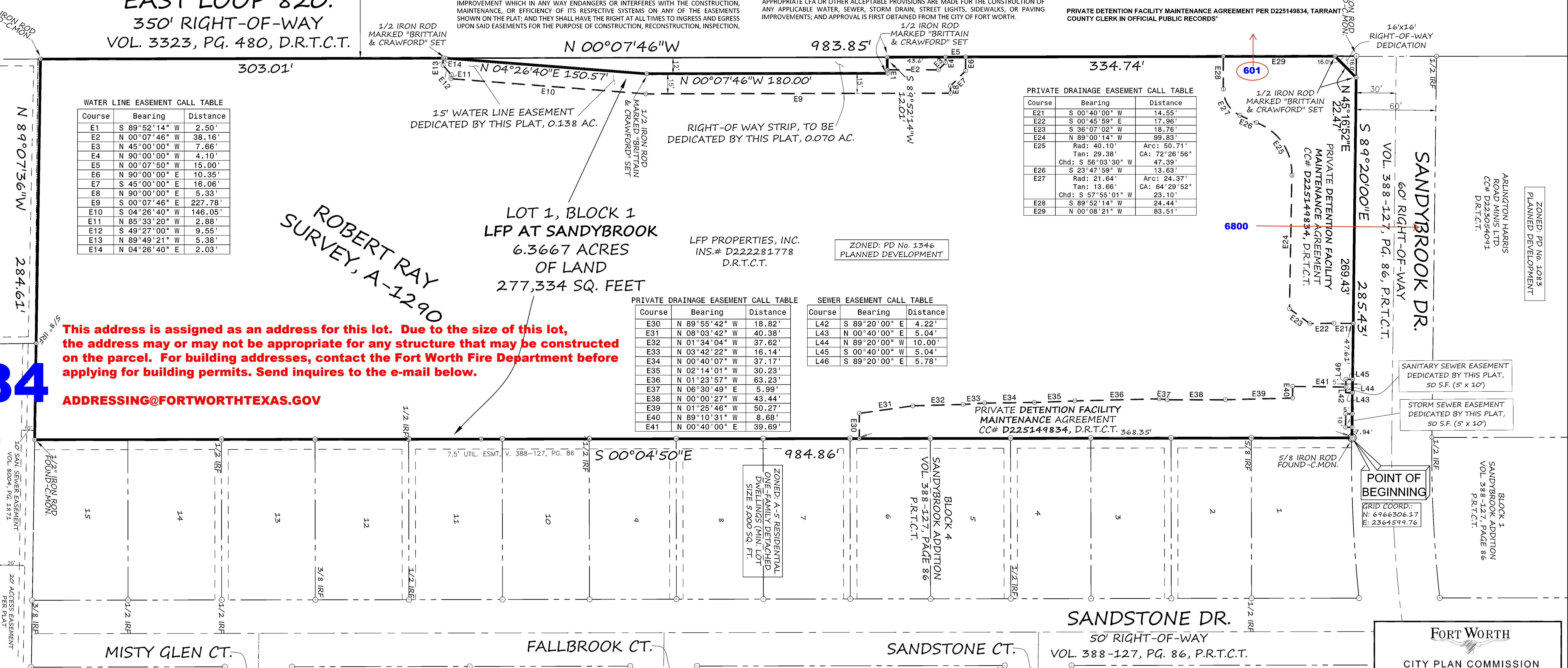
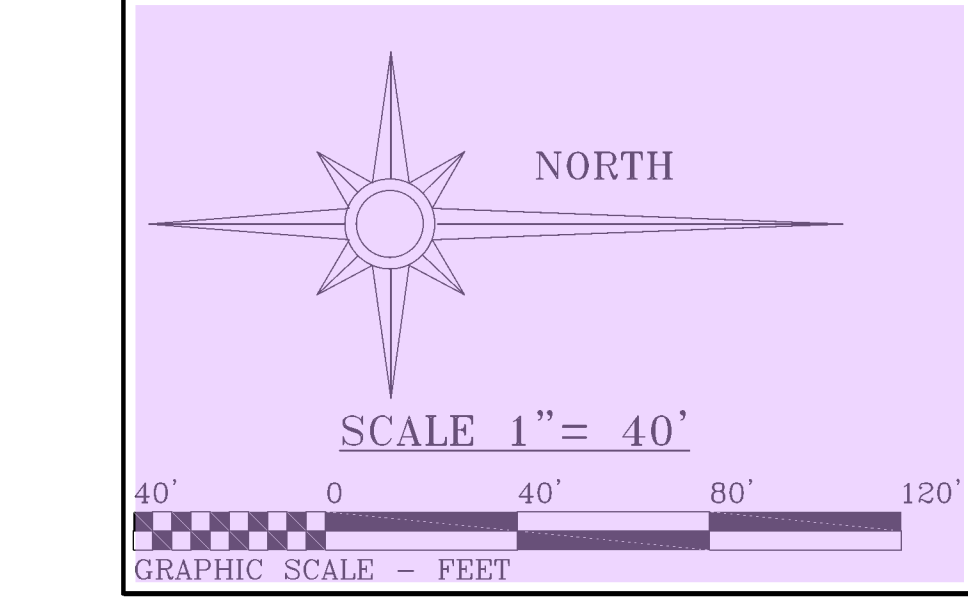
UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE 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.
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 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.
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".
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.
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.

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.
TRANSPORTATION IMPACT FEES NOTE:
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 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 SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
PARKWAY IMPROVEMENTS:
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.
P.R.V. NOTE:
PRIVATE P.R.V.(S) WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.
PRIVATE DETENTION FACILITY MAINTENANCE AGREEMENT PER D225149834, TARRANT COUNTY CLERK IN OFFICIAL PUBLIC RECORDS*

SURVEYOR:
BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
FIRM CERTIFICATION# 1019000
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P.O. BOX 11374 • 3908 SOUTH FRELWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
OWNER: LFP PROPERTIES, INC.
7505 GLENVIEW DR STE 150
RICHLAND HILLS, TX 76180-8335
CONTACT: GINA MCLEAN
Email: gmclean@nationwideconstruction.com
TEL.: (817) 473-0484

FS-24-184



STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, LFP PROPERTIES, INC., acting by and through the undersigned, their duly authorized representative, is the sole owner of 6.440 acres of land located in the Robert Ray Survey, Abstract No. 1290, City of Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D222281778, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:
LEGAL DESCRIPTION
BEING 6.440 acres of land located in the Robert Ray Survey, Abstract No. 1290, City of Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk's file No. D222281778, of the Deed Records of Tarrant County, Texas. Said 6.440 acres of land being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8" iron rod found at the Northeast corner of this tract, and the Northwest corner of Lot 1, Block 4, SANDYBROOK ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-127, Page 86, of the Plat Records of Tarrant County, Texas, and said POINT OF BEGINNING, also lying in the South right-of-way line of SANDYBROOK DRIVE, (a 60 feet wide right-of-way);
THENCE S 00°04'50" E 984.86 feet, along the East boundary line of said

6.44 acre tract, and the West boundary line of said Block 4, to a 1/2" iron rod, found at the Southwest corner of said Lot 15, of said Block 4, Sandybrook Addition, also lying in the North boundary line of Lot 1, Block 1, John T. White Business Park, and addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 44, of the Plat Records of Tarrant County, Texas;
THENCE N 89°07'36" W at 72.06 feet passing a 5/8" iron rod found at the Northwest corner of said Lot 1, Block 1, and continuing in all 284.61 feet, along the North boundary line of Lot 4, Block 1, Daugherty Addition, to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-174, Page 53, of the Plat Records of Tarrant County, Texas, to a 5/8" iron rod, found at the Northwest corner of said Lot 4, same being the Southwest corner of the tract of land being described, lying in the East right-of-way line of East Loop No. 820 (a 350 feet wide highway right-of-way);
THENCE N 00°07'46" W 983.85 feet, along the West boundary line of said 6.44 acre tract, and the East right-of-way line of said East Loop No. 820, to a 1/2" iron rod found at the Northwest corner of this tract, lying at the intersection of said East right-of-way line of East Loop No. 820, with the South right-of-way line of aforesaid Sandybrook Drive;
THENCE S 89°20'00" E 285.43 feet, along the North boundary line of said 6.44 acre tract, and the South right-of-way line of said Sandybrook Drive, to the Point of Beginning, containing 6.440 acres, (280,524 Square Feet), of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, LFP PROPERTIES, INC., being the sole owner of the above described parcels, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as **LOT 1, BLOCK 1, LFP AT SANDYBROOK**, an addition to the City of Fort Worth, Tarrant County, Texas, and does dedicate to the public use the streets and easements as shown thereon.
I, **LFP PROPERTIES, INC.**, do hereby certify that I, **KRYSTIAN GOLEBIEWSKI**, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all lot corners, and 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 or supervision.
STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day of **Sept**, 2025, personally appeared **Luis Pardo**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/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 **9th** day of **Sept**, 2025.
Notary Public in and for the State of Texas
Linda Forester
Notary ID #133941564
My Commission Expires August 31, 2026
DRAFTING REVISOR:
August 25, 2025

THIS PLAT FILED IN INSTRUMENT
No. _____
Date: _____

FS-24-184

FINAL PLAT OF:
LOT 1, BLOCK 1
LFP AT SANDYBROOK
BEING 6.440 ACRES OF LAND LOCATED IN
THE ROBERT RAY SURVEY
ABSTRACT No. 1290
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
GROSS ACREAGE: 6.44, PLAT PREPARED: OCT. 1st, 2024
(K.G.) G:\KRYSTIAN\PROJECTS\RAY, ROBERT SURVEY A-1290 6.4 AC\LFP at SANDYBROOK PLAT.dwg
SIN.FIN# _____

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: 09/12/2025
BY: **Charles E. Brown** CHAIRMAN
BY: **[Signature]** SECRETARY