

Whereas Duard F. Pyle. Jr., being the sole owner of a 3.962 acre tract situated in the Socorro Farming Company Survey, Abstract No. 1840 and the Garcia, Montez and Duran Survey, Abstract No. 628, in Tarrant County Texas, and being that same called 3.972 acre tract described in instrument to Duard F. Pyle, Jr., recorded in Clerk File No. D219019396, Official Public Records, Tarrant County Texas (O.P.R.T.C.T.), said 3.962 acre tract being more particularly described by metes and bounds as follows:

The following Bearings. Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet):

BEGINNING at a 5/8" iron pipe found in the apparent north line of the J.B. Odell Survey, Abstract No. 1189, a north line of that certain called 173.046 acre tract described in instrument to 4B Industrial, LLC. recorded in Clerk File No. D223142717, O.P.R.T.C.T., for the southeast corner of Lot 53, Block 25, Tejas Trail, said subdivision plat recorded in Cabinet B, Silde 222. Plat Records Tarrant County Texas (P.R.T.C.T.), being the southerly southwest corner of said 3.972 acre tract and the herein described tract, from which the northwest corner of said J.B. Odell Survey bears (by deed call) S 89° 27' W, 397.5 feet;

Thence with the east line of said Lot 53 the following 2 courses and distances:

North 00° 13' 56" West, 335.82 feet, to a found 5/8" iron pipe in concrete, for an angle corner of said Lot 53 and

North 44° 01' 32" West, passing at 149.10 feet, a found 1/2" iron rod, for a total distance of 156.05 feet, to a found 5/8" iron pipe in concrete, on the south right-of-way of Paint Pony Trail, (50 foot wide, Volume 4655, Page, 194 O.P.R.T.C.T.), for the northeast corner of said Lot 53 and being the west corner of

THENCE North OO° 13' 49" West, 49.83 feet, on the east right-of-way of Paint Pony Trail, (60 foot wide Volume 4950, Page 734, O.P.R.T.C.T.), to a found 1" iron pipe in concrete, for the southwest corner of Lot 56, Block 25, Tejas Trail, said subdivision plat recorded in Cabinet B. Slide 847, P.R.T.C.T., and being the northwest corner of the herein described tract; from which a found 1/2" iron rod in concrete, being the northwest

THENCE North 89° 40' 04" East, 434.72 feet, to a found 1/2" iron rod, on a west line of said 173.046 acre tract for the southeast corner of said Lot 56, being the northeast corner of the herein described tract; from with a found 1/2" iron rod. being the northeast corner of Lot 57, Block 25, of said Tejas Trail subdivision for reference bears North 00° 24' 08" East. 399.49 feet;

THENCE with a west and a north line of said 173.046 acre tract the following two courses and distances:

South OO° 24' 48" West, 496.43 feet; to a found 5/8" axle, for an interior corner of said 173.046 acre tract and

South 89° 17' 42" West, 321.14 feet, to the POINT OF BEGINNING and containing 3.962 acres more or less.

## Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon as "set" were properly placed under my personal supervision, in accordance with Tarrant County Development and Land Use Regulations.

Zacharian R./Savory, Registered Professional Land Surveyor No. 5966 Texas Surveying & Engineering, Inc. 104 S. Walnut St. Weatherford, TX 76086 weatherford@txsurveying.com - 817-594-0400 Project ID: AN06203-P Field Date: July 26, 2024 Revised Date: October 16, 2024

ATE OF TEX AEGISTER TO ZACHARIAH R. SAVORY \$ 5966 FES S 10 T

1" = 80'

## Surveyor's Notes:

1) According to Flood Insurance Rate Map (FIRM) No. 48439C0165K, dated September 25, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Tarrant County, Texas, all of this property lies within Zone X.

2) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983 (2011) Epoch 2010.00 for the conterminous U.S., Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet).

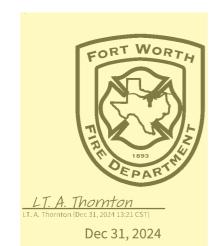
3) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

4) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.). No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

5) Special Notice: selling a portion of this addition by metes and bounds is a violation of city and county ordinance, and is subject to fines and withholding of utilities and

6) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

7) All corners are C.I.R.S. (Set 1/2" iron rods with orange plastic caps stamped "Texas Surveying Inc."), unless otherwise noted



FORT WORTH	
LT. A. Thornton LT. A. Thornton (Dec 31, 2024 13:21 CST)	

Lot 66, Block 26 Tejas Trails Cab. B, SI. 2855 Kyle & Kristin Walker CF # D216114925	aint Pony Trail Asphalt · Called 60' Right- (VOI. 4950, Pg. 734) N 00°22'52' E  199.31' India	Lot 56, Block 25 Tejas Trail Cab. B, SI. 847 Dean & Virginia Arnove CF # D216287703	N 00°24'48" E 399,49"	
365'± to intersection of Paint Pony Tril N & Little Horse Trl Iron Rod	Iron Pipe in Concrete	Record 435.0' N 89°40'04" E 434.72'	Found 1/2" Iron Rod	
Paint Pony Trail No Asphalt - Called 50' Right-of-W (Vol. 4655, Pg. 194)		GARCIA MONTEZ & DURAN SURVEY  GARCIA MONTEZ & DURAN SURVEY	Approximate Survey Line	
	Found 5// Iron Pipe in Conc.  Lot 53, Block 25 Tejas Trail Cab. B, SI. 222 Robert & Joan Benda Vol. 12400, Pg. 1070  Record: 336.7	Lot 54-R1, Block 25 3.962 Acres (172,604 Sq. Ft.)	ĕ¦≥	4B Industrial, LLC Called 173.046 Acres CF # D223142717

' S 89°27' W

in Concre

P.O.B.

LINE BEARING

N 00°13'49" W

DISTANCE

FS-24-194

10' Utility Easement (dedicated by this plat)

S 89°17'42" W 321.14' Record: 321.5'

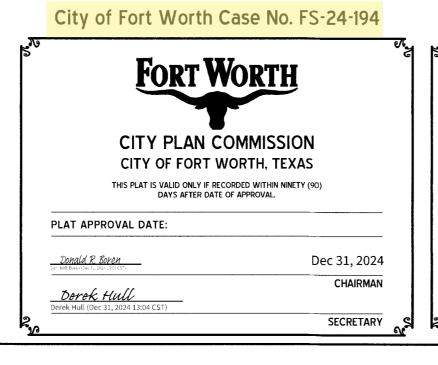
4B Industrial, LLC

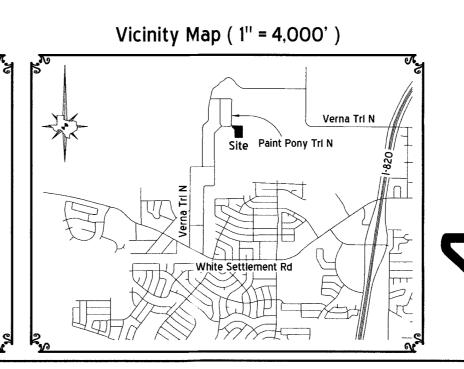
Called 173.046 Acres

CF # D223142717

## Land Use Table Total Gross Acreage: 3.962 Acres Number of Residential Lots: Number of Non-Residential Lots: N/A Non-Residential Acreage N/A Residential Acreage: 3.962 Acres Private Park Acreage: N/A Public Park Acreage: N/A Street and Alley Acreage:

Zachariah R. Savory, R.P.L.S. 104 S. Walnut St Weatherford, TX 76086 817-594-0400 weatherford@txsurveying.com Duard F. Pyle, Jr. 620 Paint Pony Trl N Fort Worth, TX 76108





City of Fort Worth Notes:

Water/Wastewater Impact Fee:

The City of Fort Worth has an ordinance implementing the assessment of 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system

Unity 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 ways 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 their 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 I of the impact fee ordinance in effect as of the date of the amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

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 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 the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions 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, of resulting from the performance of the obligations of said owners association, as set forth herein

No building permits shall be issued for any lot in this subdivision until an approved 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. Construction Prohibited Over Easements

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

Sidewalks & Street Lights: Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards

Covenants or Restrictions are Unaltered:

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.

Parkway Improvements:

Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at building permit issuance via parkway permit.

Water to be provided by City of Fort Worth, and sewer to be provided by private on-site sewage facility (OSSF).

Now, Therefore, Know All Men By These Presents:

that Duard F. Pyle, Jr., acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 54-R1, Block 25. Teias Trail II, an addition to the City of Fort Worth, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon. All parties with an interest in the title of this property have joined in any dedication. The City of Fort Worth and Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

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

State of Texas

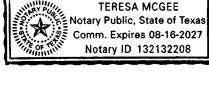
County of Paykw

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Duard Pulp \_, known to me to be the person whose name is subscribed to the above and

foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated. \_\_day of DCCMELV

given under my hand and seal of office on this the \_\_\_\_\_\_\_

Mesa Misse Notary Public in and for the State of Texas



## Final Plat Lot 54-R1, Block 25 Tejas Trail II

an addition to the the City of Fort Worth, Tarrant County, Texas

Being a 3.962 acre tract of land out of the Socorro Farming Company Survey, Abstract No. 1840 and the Garcia, Montez and Duran Survey, Abstract No. 628, Tarrant County, Texas

December 2024

