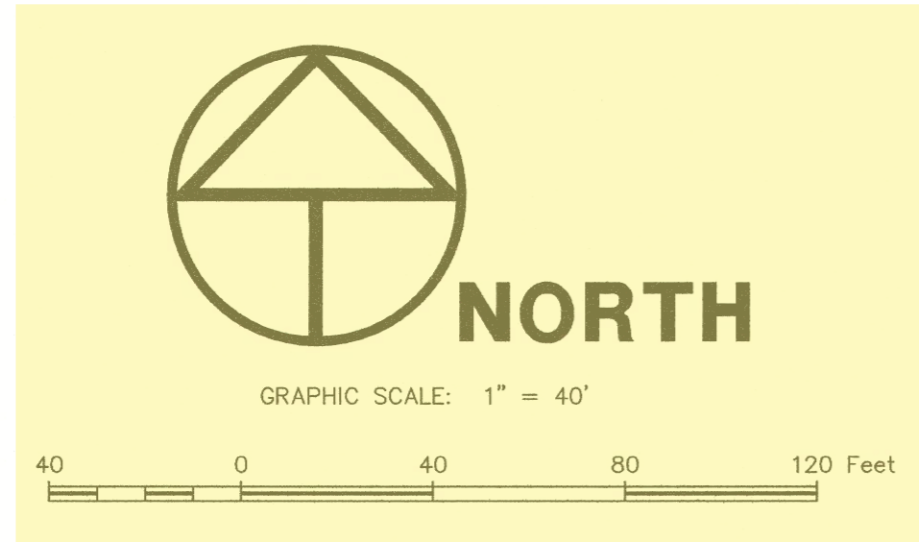


CITY OF FORT WORTH, DENTON COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'

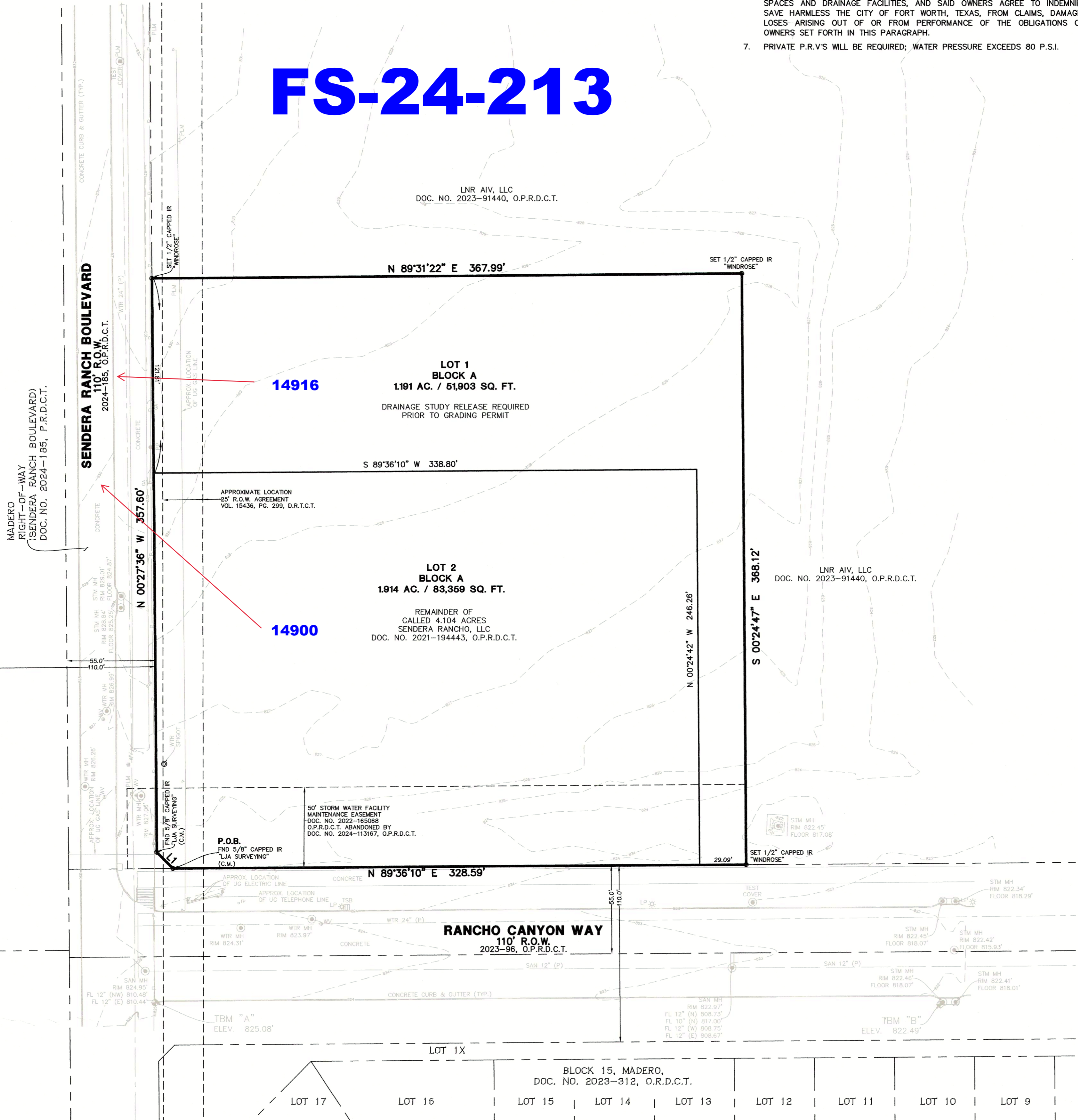


# FS-24-213

LOT 19  
BLOCK 100  
DOC. NO. 2024-157,  
O.P.R.D.C.T.

HOA COMMON AREA,  
BLOCK 100  
DOC. NO. 2024-157,  
O.P.R.D.C.T.

GBTM SENDERA, LLC,  
DOC. NO. 2020-132253,  
O.P.R.D.C.T.



### SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 0.999849393.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0470G, COMMUNITY-PANEL NO. 480596, EFFECTIVE DATE: APRIL 18, 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN UNSHADED, ZONE "X" ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE TWO LOTS FROM A TRACT OF LAND.
- 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.
- PRIVATE P.R.V.S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

### NOTES:

#### UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND BE MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR 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.

#### SIDEWALK NOTE

SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH 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.

#### 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.

#### WATER/WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER/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 BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

#### 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 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.

#### 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.

#### 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, STREET LIGHTS, STREET LIGHTS, SOCIETY, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

#### FLOODPLAIN RESTRICTION

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, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

#### FLOOD PLAIN/DRAINAGE-WAY 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 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 FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

STATE OF TEXAS §  
COUNTY OF DENTON §

THIS IS TO CERTIFY THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE 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.

*Daniel L. Jackson*  
DANIEL L. JACKSON, R.L.S.  
NO. 5577

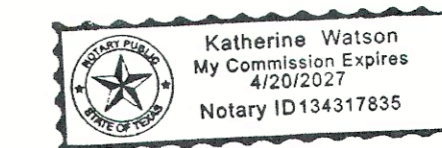


STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF January 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNER/DEVELOPER  
SENDERA RANCHO, LLC  
8144 WALNUT HILL LANE,  
STE 1080, DALLAS, TEXAS 75231

ENGINEER  
PAPE-DAWSON ENGINEERS  
201 MAIN STREET, STE 901,  
FORT WORTH, TEXAS 76102

## WINDROSE

LAND SURVEYING | PLATTING

1760 S. STEMMONS FREEWAY, SUITE 1800 | LEWISVILLE, TX 75067 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: S.S. DATE: 12/27/2024 CHECKED BY: S.S. JOB NO.: 057089  
POC: STEPHEN SALCIDO PHONE: 972-370-5871 EMAIL: STEPHEN.SALCIDO@WINDROSESERVICES.COM

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS SENDERA RANCHO, LLC ARE THE OWNERS OF A 3.105 ACRE TRACT OF LAND SITUATED IN THE MATTHEW ASHTON SURVEY, ABSTRACT NUMBER (NO.) 1, IN THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT 4.104 ACRE TRACT OF LAND DESCRIBED TO SENDERA RANCHO, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021-194443, OF THE OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063):

BEGINNING AT A CAPPED 5/8-INCH IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE BEGINNING OF A RIGHT-OF-WAY CUT-BACK OF SENDERA RANCHO BOULEVARD (110' RIGHT-OF-WAY) AND LYING ON THE NORTH RIGHT-OF-WAY LINE OF RANCHO CANYON WAY (110' RIGHT-OF-WAY);

THENCE, NORTH 45 DEGREES 25 MINUTES 43 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SENDERA RANCHO BOULEVARD, A DISTANCE OF 14.15 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED "LJA" FOR THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEGREES 27 MINUTES 36 SECONDS WEST, CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SAID SENDERA RANCHO BOULEVARD, A DISTANCE OF 357.60 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 31 MINUTES 22 SECONDS EAST, WITH THE NORTH LINE OF SAID 4.104 ACRE TRACT, A DISTANCE OF 367.99 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEGREES 24 MINUTES 47 SECONDS EAST, WITH THE WEST LINE OF SAID 4.104 ACRE TRACT, A DISTANCE OF 368.12 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEGREES 36 MINUTES 10 SECONDS WEST, A DISTANCE OF 357.69 FEET TO A TO THE POINT OF BEGINNING AND CONTAINING 3.105 ACRES OR 135,262 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT SENDERA RANCHO, LLC DO HEREBY ADOPT THIS FINAL PLAT OF LOTS 1 AND 2, BLOCK A, SENDERA RANCHO ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE 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 OF 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 IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE 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 CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS TO THE CITY OF FORT WORTH, TEXAS.

WITNESS MY HAND THIS THE 7th DAY OF January 2025

SENDERA RANCHO, LLC

AUTHORIZED REPRESENTATIVE

PRINTED NAME / TITLE

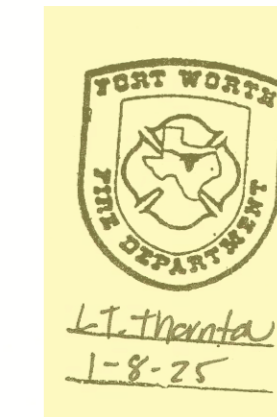
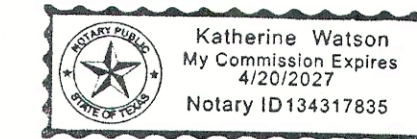
DATE

STATE OF TEXAS §  
COUNTY OF Denton §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Thomas Scaffel, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF January 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



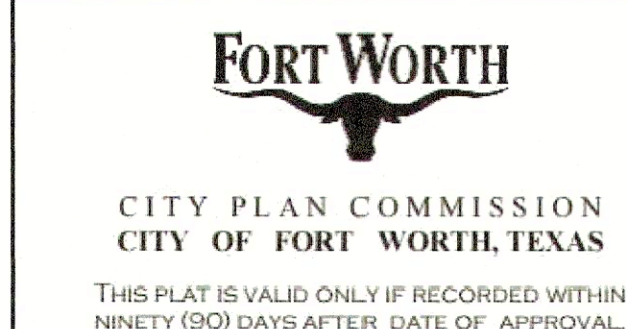
Filed for Record in the Official Records Of: Denton County, Texas On: 1/15/2025 9:41:33 AM In the PLAT RECORDS SENDERA RANCHO ADDITION Doc Number: 2025-23 Number of Pages: 1 Amount: 50.00 Order#: 20250115000165 By: MF

### FINAL PLAT

**SENDERA RANCHO ADDITION**  
**LOTS 1 AND 2, BLOCK A**  
BEING A PORTION OF A 4.104 ACRE LOT,  
RECORDED IN DOC. NO. 2021-194443, O.P.R.T.C.T.  
SITUATED IN THE  
MATTHEW ASHTON SURVEY, ABSTRACT NUMBER 1,  
CITY OF FORT WORTH,  
DENTON COUNTY, TEXAS

- 2025 -

THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ DATE \_\_\_\_\_



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: 1-8-25  
By: David R. Arice Chairman  
By: Joseph R. Arice Secretary

PARCEL	ACREAGE	USE
LOT 1	1.191 AC.	COMMERCIAL
LOT 2	1.914 AC.	COMMERCIAL

LINE	BEARING	DISTANCE
LI	N 45°25'43" W	14.15'

LINE	BEARING	DISTANCE
LI	N 45°25'43" W	14.15'

LINE	BEARING	DISTANCE
LI	N 45°25'43" W	14.15'

LINE	BEARING	DISTANCE
LI	N 45°25'43" W	14.15'