

FS-24-282

A. VAN NORDSTRAND SURVEY
ABSTRACT NO. 1584
2129 SKYLINE DRIVE LLC
INST. NO. D218183862
O.P.R.T.C.T.

SANSOM PARK ECONOMIC
DEVELOPMENT CORPORATION
INST. NO. D224011154
O.P.R.T.C.T.

LOT 1, BLOCK 1
SKYLINE KINGDOM HALL
CAB. B, SLD. 1119
P.R.T.C.T.

LOT B
BLUE RIDGE ADDITION
VOL. 1931, PG. 161
P.R.T.C.T.

LOT 3
BLOCK A
30,071 SQUARE FEET
0.690 OF AN ACRE (NET)

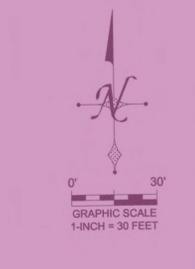
LOT 1
6,213 SQUARE FEET
0.143 OF AN ACRE (NET)

LOT 2
6,212 SQUARE FEET
0.143 OF AN ACRE (NET)

MINTON SUBDIVISION
VOL. 388-29, PG. 25
P.R.T.C.T.

G.W. BOICOURT SURVEY
ABSTRACT NO. 229
TAMARA BYRON GREEN
INST. NO. D224049336
O.P.R.T.C.T.

LARRY CARL FESSENDEN
VOL. 10230, PG. 914
O.P.R.T.C.T.



WILLIAM L. COWDEN
REAL ESTATE, LLC
INST. NO. D214020677
O.P.R.T.C.T.

JAMES A. GIBBLE III
INST. NO. D223096272
O.P.R.T.C.T.

BEVERLY HILLS ESTATES
VOL. 388-A, PG. 135
P.R.T.C.T.

TONI RENEE CRYER
INST. NO. D200216945
O.P.R.T.C.T.

CROWN RD LLC
INST. NO. D224035716
O.P.R.T.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS Revive Estates, LLC, is the sole owner of all that certain lot, tract, or parcel of land located in the G.W. BOICOURT SURVEY, Abstract No. 229, City of Fort Worth, Tarrant County, Texas, and being the same tract of land described in deed to Revive Estates, LLC, recorded in Instrument No. D221008852, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the center line of Skyline Drive, a variable width right-of-way, said point being North 89 deg. 29 min. 44 sec. East, a distance of 31.20 feet from an Axle found at the Southeast corner of Lot B, of Blue Ridge Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 1931, Page 161, Plat Records, Tarrant County, Texas;

THENCE South 00 deg. 22 min. 33 sec. East, with said center line, a distance of 106.66 feet to a point for corner;

THENCE North 89 deg. 29 min. 44 sec. West, passing at a distance of 30.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the West line of said Skyline Drive, at the Northeast corner of Lot B, of Minton Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-29, Page 25, Plat Records, Tarrant County, Texas, and continuing a total distance of 439.09 feet to a point for corner at the Southwest corner of said Revive Estates LLC tract;

THENCE North 00 deg. 32 min. 55 sec. West, a distance of 106.66 feet to a point for corner;

THENCE North 89 deg. 29 min. 44 sec. East, passing at a distance of 9.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Southwest corner of Lot 1, Block 1, of Skyline Kingdom Hall, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 1119, Plat Records, Tarrant County, Texas, and continuing a total distance of 439.33 feet to the PLACE OF BEGINNING and containing 46,847 square feet or 1.075 acres of land.

STATE OF TEXAS
COUNTY OF TARRANT
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Revive Estates, LLC, does hereby adopt this plat designating the herein-described property as LOTS 1 - 3, BLOCK A, REVIVE ESTATES ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

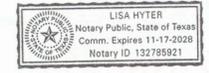
Witness my hand at Rockwall, Texas, this 12th day of February, 2026

Jacob Warden
Name: Owner
Title: Owner

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Jacob Warden, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Rockwall, Texas, this 12th day of February, 2026

Lisa Hyter
Notary Public in and for the State of Texas
My commission expires: 11-17-2028



| LOT | ACRES (GROSS) | ACRES (NET) | R.O.W. DEDICATION | LOT USE TYPE |
|-----|---------------|-------------|-------------------|--------------|
| 1 | 0.155 | 0.143 | 0.012 | RESIDENTIAL |
| 2 | 0.155 | 0.143 | 0.012 | RESIDENTIAL |
| 3 | 0.766 | 0.690 | 0.076 | RESIDENTIAL |

PLAT NOTES

- 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 of the municipal water and/or wastewater system.
- 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.
- 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.
- 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 application of water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.
- No permanent buildings or structures shall be constructed over any existing platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
- Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
- Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
- No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0170L, dated 03/21/2019, Zone X.
- 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 said ordinance, and is due on the date a building permit is issued.
- 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 area, 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.
- 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 permits.
- This Plat 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this 17th day of February, 2026

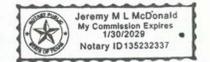
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691



STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of February, 2026

Jeremy M L McDonald
Notary Public in and for the State of Texas
My commission expires: 11/30/2029



SURVEYOR'S NOTES

- ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS REPLAT IS TO CREATE THREE (3) PLATTED LOTS FROM THREE (3) EXISTING PLATTED LOTS.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0170L, DATED 03/21/2019, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

LEGEND

| | |
|--------------|--|
| P.R.T.C.T. | PLAT RECORDS, TARRANT COUNTY, TEXAS |
| D.R.T.C.T. | DEED RECORDS, TARRANT COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| C.M. | CONTROLLING MONUMENT |
| VOL. | VOLUME |
| PG. | PAGE |
| CAB. | CABINET |
| S.L.D. | SLIDE |
| INST. NO. | INSTRUMENT NUMBER |
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET WITH A YELLOW PLASTIC CAP |
| | STAMPED "BURNS SURVEYING" |
| AXF | AXLE FOUND |
| M.N.F. | MAG NAIL FOUND |



PROPERTY ADDRESS: 2121 SKYLINE DRIVE, FORT WORTH, TX 76114
OWNER: REVIVE ESTATES, LLC
ADDRESS: 3104 NORTHWEST 30TH STREET, FORT WORTH, TX 76106
PHONE: 931-237-8456



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - R.P.L.S. NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202408108 PREPARATION DATE: 10/16/2024 DRAWN BY: TD

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: 3/12/26
By: [Signature] Chairman
By: [Signature] Secretary

FINAL PLAT
REVIVE ESTATES ADDITION
LOTS 1 - 3, BLOCK A
1.075 ACRES SITUATED IN THE G.W. BOICOURT SURVEY, ABSTRACT NO. 229, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
3 LOTS - RESIDENTIAL

CASE NO. FS-24-282
THIS PLAT FILED IN DOCUMENT NO.