

DESCRIPTION OF SURVEYED PROPERTY:

WHEREAS Majestic Fort Worth Partners II, LLC is the owner of a 740,297 square foot (16,994.9 acre) tract of land situated in the San Antonio & Mexican Gulf Railroad Company Survey, Abstract No. 1464, City of Fort Worth, Tarrant County, Texas, and being all of Lot 3, Block 1, Railhead Fort Worth, Phase IV, according to the plat recorded in Cab. A, Slide 5687, Plat Records, Tarrant County, Texas, and being all of a called 16,995 acre tract of land described in the Special Warranty Deed recorded in Instrument No. D224020925, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Lot 3, and being in the north right-of-way line of Meacham Boulevard, a variable width right-of-way;

THENCE South 89°47'53" West, along the said north right-of-way line, a distance of 196.79 feet to a 5/8-inch iron rod with "BRITTAIN & CRAWFORD" cap found for corner, and being the beginning of a non-tangent curve to the right with a radius of 1482.93 feet, a central angle of 21°22'52", and a chord bearing and distance of North 71°21'19" West, 550.18 feet;

THENCE in a northwesterly direction, continuing along said north right-of-way line, and along said non-tangent curve to the right, an arc distance of 553.38 feet to a 1/2-inch iron rod with cap found for corner;

THENCE North 60°39'53" West, continuing along the said north right-of-way line, a distance of 550.61 feet to a 1/2-inch iron rod with "GOODWIN & MARSHALL" cap found for corner, and being the beginning of a tangent curve to the left with a radius of 1583.91 feet, a central angle of 21°13'13", and a chord bearing and distance of North 71°16'29" West, 583.27 feet;

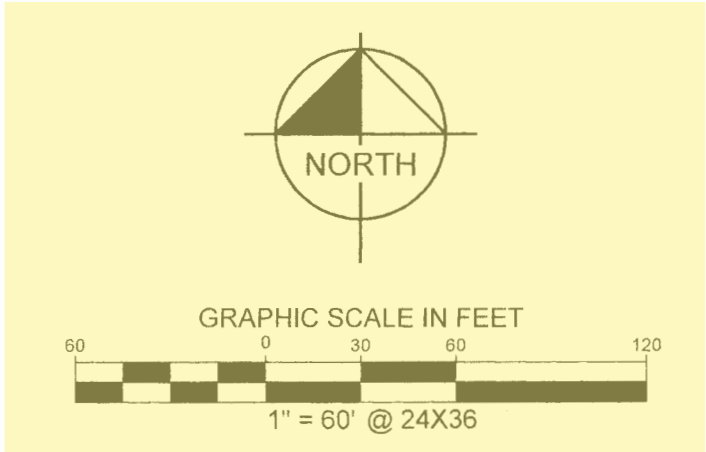
THENCE in a westerly direction, continuing along said north right-of-way line, and along said tangent curve to the left, an arc distance of 586.62 feet to a 1/2-inch iron rod with "BRITTAIN & CRAWFORD" cap found for the southwest corner of said Lot 3;

THENCE North 00°12'07" West, departing the said north right-of-way line, and along the west line of said Lot 3, a distance of 45.24 feet to a 5/8-inch iron rod with "BRITTAIN & CRAWFORD" cap found for the northwest corner of said Lot 3;

THENCE North 89°47'53" East, along the north line of said Lot 3, a distance of 1829.61 feet to a 1/2-inch iron rod with cap found for the northeast corner of said Lot 3;

THENCE South 00°12'07" East, along the east line of said Lot 3, a distance of 366.72 feet to a 1/2-inch iron rod with cap found for an angle point in the said east line;

THENCE South 14°11'45" West, continuing along the said east line, a distance of 327.16 feet to the **POINT OF BEGINNING** and containing 740,297 square feet or 16,994.9 acres of land, more or less.

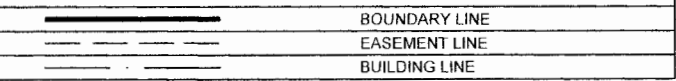


FS-25-007

NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00012.
- According to Map No. 48439C0180L, dated March 20, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this replat is to create two lots from one existing lot, and to dedicate the necessary easements.

LINE TYPE LEGEND



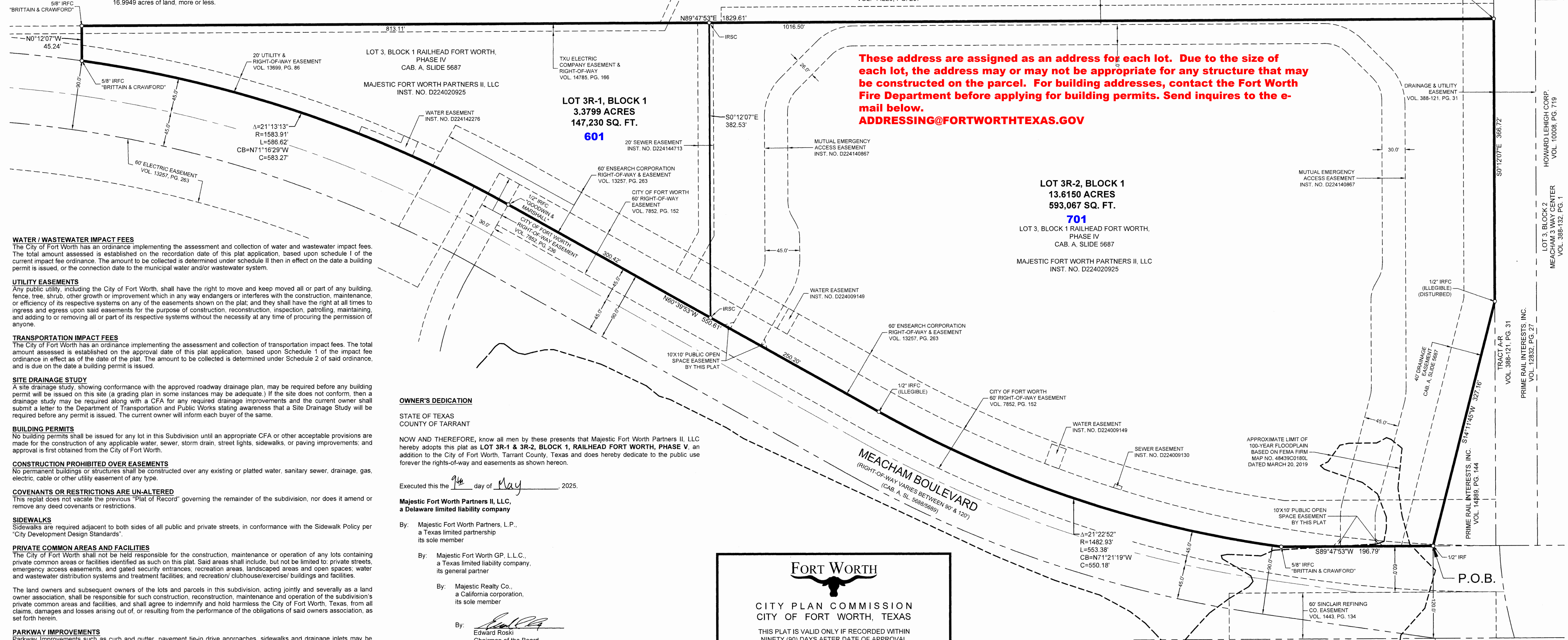
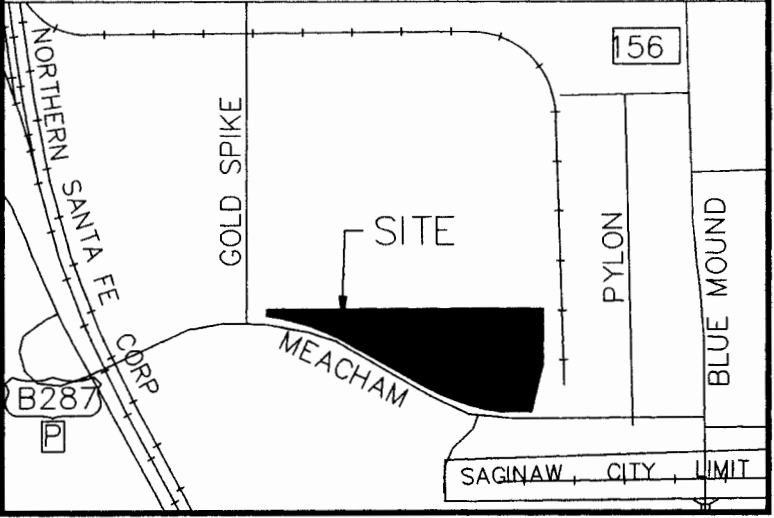
LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = 5/8" IRON ROD W/ CAP FOUND
IRF = IRON ROD FOUND

LOT TABLE

LOT NO.	ACRES	SQ. FT.
LOT 3R2	13.615	593,067
LOT 3R1	3.380	147,230

VICINITY MAP



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 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.

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 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.

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, 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, 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.

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".

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 owner 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.

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.

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-plan. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed.

FLOODPLAIN / 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 traversing 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 he 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.

PUBLIC OPEN SPACE EASEMENT
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW AND THEREFORE, know all men by these presents that Majestic Fort Worth Partners II, LLC hereby adopts this plat as **LOT 3R-1 & 3R-2, BLOCK 1, RAILHEAD FORT WORTH, PHASE V**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this 9th day of May, 2025.

**Majestic Fort Worth Partners II, LLC,
a Delaware limited liability company**

By: Majestic Fort Worth Partners, L.P.,
a Texas limited partnership
its sole member

By: Majestic Fort Worth GP, L.L.C.,
a Texas limited liability company,
its general partner

By: Majestic Realty Co.,
a California corporation,
its sole member

By: Edward Roski
Chairman of the Board

STATE OF California
COUNTY OF Los Angeles

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Edward Roski, 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of May, 2025.

Edward Roski
Notary Public in and for the State of California

My Commission expires: Jan 7, 2027



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: 05/23/2025

By: Donald R. Wargo Chairman
By: Derek R. Hull Secretary

SURVEYOR
Joshua D. Wargo, R.P.L.S.
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511

OWNER
Majestic Ft Worth Partners II, LLC
13191 Crossroads Pkwy N
City of Industry, CA 91746

SURVEYORS CERTIFICATION:

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on November 14, 2023 and that all corners are shown hereon.

Joshua D. Wargo
Registered Professional Land Surveyor No. 6391
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-962-2193
josh.wargo@kimley-horn.com



FINAL PLAT
LOT 3R-1 & 3R-2, BLOCK 1
RAILHEAD FORT WORTH, PHASE V
S.A. & M.G. RAILROAD CO. SURVEY
ABSTRACT NO. 1464
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	JDW	5/8/2025	061282639	1 OF 1