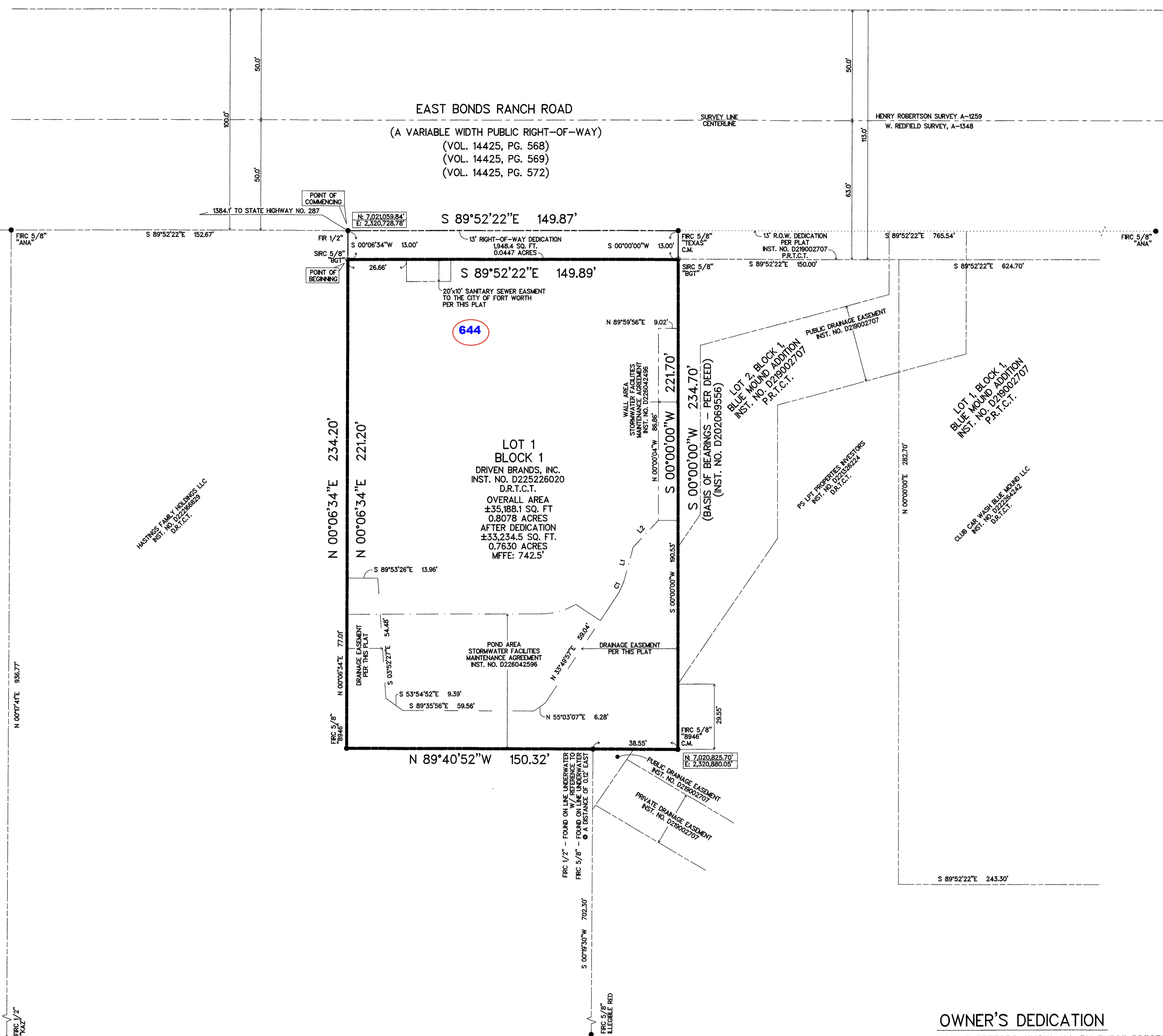


# FS-25-018



### NOTES

**COORDINATES**  
Coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 5351, North American Datum of 1983, on Grid Coordinate Values, No Scale and No Projection and are based on coordinates provided on a signed survey, dated February 10th, 2025, bearing job number 2416129-01, and signed by Bryan Connolly RPLS No. 5513

### 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.

### 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".

### 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.

### 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, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on

### 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 of any time of procuring the permission of anyone.

### DRAINAGEWAY 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 the property owners. The drainage ways are occasionally subject to stormwater 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.

### PRESSURE REDUCING VALVE'S

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

### 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 CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

### 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 applications, 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.

### TITLE COMMITMENT

This Plat has been prepared without the benefit of a title commitment

### CITY NOTES

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

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

### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, DRIVEN BRANDS, INC., does hereby adopt this final plat designating the herein described property as the FINAL PLAT OF TAKE 5 BONDS RANCH ADDITION, BLOCK 1, LOT 1, an addition to the City of Fort Worth, Denton County, Texas and do hereby dedicate to the public use forever all streets, alleys, easements and right-of-way shown hereon.

IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 14th DAY OF April, 2024.

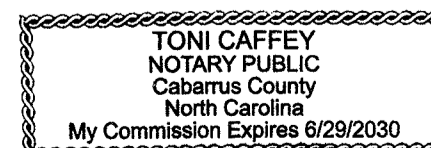
DRIVEN BRANDS, INC., A DELAWARE CORPORATION  
Anthony Winchester  
VP, Legal Real Estate

### NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Anthony Winchester, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF April, 2024

Toni Caffey  
NOTARY'S SIGNATURE



### LOT TABULATION

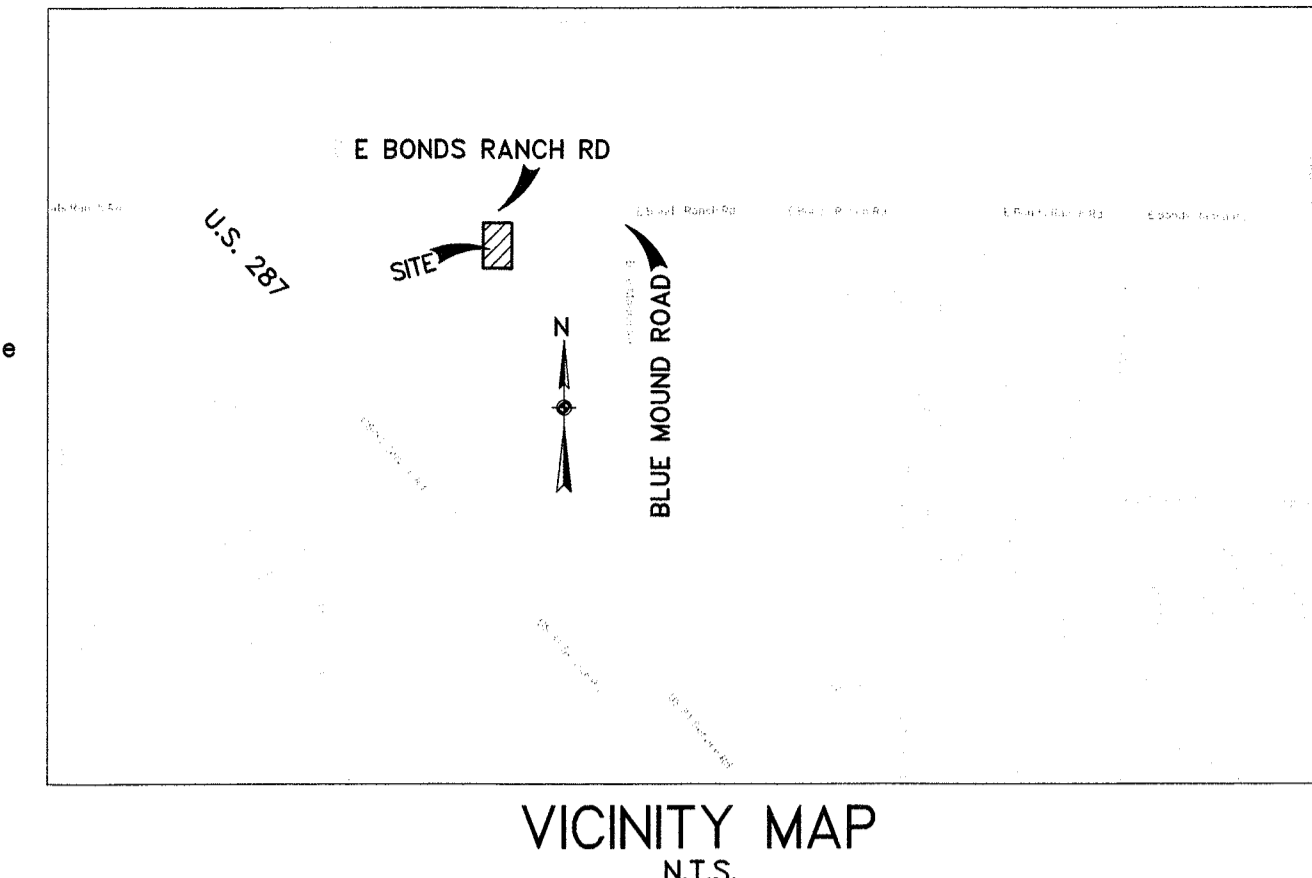
1 LOT (COMMERCIAL)  
±35,188.1 SQ. FT  
0.8078 ACRES

**FORT WORTH**  
CITY PLANNING COMMISSION  
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date : 05/13/2026

By: Caroline Grant Chairman  
By: Shirley Secretary



### OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DRIVEN BRANDS, INC, IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

Being a tract of land situated in the William Redfield Survey, Abstract No. 1348, Tarrant County, Texas, and being the remainder of a tract of land conveyed to Driven Brands by Special Warranty Deed recorded in Instrument No. D225226020, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 - inch iron rod found at the Northeast corner of a tract of land conveyed to Hastings Family Holdings, LLC, by Deed recorded in Instrument No. D22166829, Official Public Records, Tarrant County, Texas, said point being on the South right-of-way line of East Bonds Ranch Road (a variable width right-of-way):

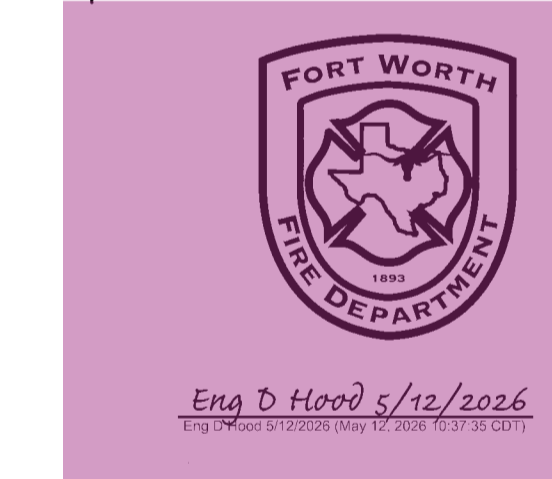
THENCE S 00°06'34"W along the east line of the Hastings Family Holdings Tract for a distance of 13.00 feet to a 5/8 - inch iron rod set with cap stamped "BGT" for the northwest corner of this and being the POINT OF BEGINNING of the herein described tract;

THENCE S 89°52'22"E, along said South right-of-way line of East Bonds Ranch Road, a distance of 149.89 feet to a 5/8 - inch iron rod set with cap stamped "BGT" for the northeast corner of the herein described tract, being the northwest corner of Lot 2, Block 1 of Blue Mound Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map recorded in Instrument No. D219002707, Official Public Records, Tarrant County, Texas, and being also on the south right-of-way of East Bonds Ranch Road;

THENCE S 00°00'00"W departing the south right-of-way line and continuing along the West line of said Lot 2, Block 1, a total distance of 234.70 feet to 5/8 - inch iron rod with cap stamped "8946" for the southeast corner of the herein described tract, and being also the interior ell corner of said Lot 2, Block 1

THENCE N 89°40'52"W, along the most Western North line of said Lot 2, Block 1, passing at a distance of 38.55 feet a 1/2 - inch iron rod with cap found underwater for the westmost northwest corner of said Lot 2, Block 1 being also the eastmost northeast corner of the aforementioned Hastings Family Holdings Tract, from which a 5/8 - inch iron rod with cap found underwater bears 0.12 feet east, before continuing, a total distance of 150.32 feet to a 5/8 - inch iron rod with cap stamped "8946" at an ell corner of the aforementioned Hastings Family Holdings tract;

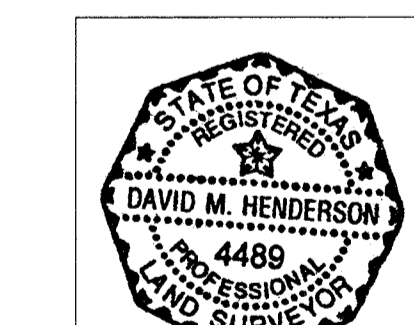
THENCE N 00°06'34"E, along the most Northern East line of said Hastings Family Holdings tract, a distance of 221.20 feet to the POINT OF BEGINNING and containing 33,234.5 square feet or 0.7630 acres of land more or less.



### SURVEYOR'S CERTIFICATE

I, David M. Henderson, 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 direction and supervision in January, 2025, and that all corners are as shown.

David M. Henderson  
Registered Public Land Surveyor No. 4489



FS-25-018

**FINAL PLAT**  
**LOT 1, BLOCK 1,**  
**TAKE 5 BONDS RANCH ADDITION**

AN ADDITION TO THE CITY OF FORT WORTH, TEXAS  
BEING 0.8078 (35,188.1 SQUARE FEET)  
IN THE W. REDFIELD SURVEY, ABSTRACT NO. A1348  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Date of Preparation: 01/20/2024 Checked By: AH/MC/CC SHEET 1 OF 1  
Job Number: 2530002 Drawn By: BD Record: FS-25-018

**Benchmark**  
Group of Texas, Inc.  
Richardson, Texas 75081  
Phone (972) 680-3037 Fax (972) 680-3052  
License No. 10120700

**ENGINEER**  
JORGE L. GARAY, P.E.  
ATWELL, LLC  
972.638.8860  
JGARAY@ATWELL.COM

**OWNER**  
DRIVEN BRANDS, INC.  
440 SOUTH CHURCH ST, STE 700  
CHARLOTTE NC 28202

**SURVEYOR**  
BENCHMARK GROUP OF TEXAS, INC.  
1222 E Arapaho Road Suite #314  
RICHARDSON, TX 75081  
PHONE: (972) 680-3037  
TBPLS FIRM #10120700

**SCALE 1" = 30'**

THIS PLAT FILE IN COUNTY CLERK'S DOCUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_