D226210793 10/30/2026

Sheet 1 of 1
Arch C (18" x 24")

FS-25-037

State of Texas
County of Tarrant

Whereas RKH Builders, LLC, being the sole owner(s) of a 0.568 acre tract of land out of the David Strickland Survey, Abstract No. 1376, Tarrant County, Texas; being all of that certain called 0.28 acre "Tract 1" and all of that certain called 0.29 acre "Tract 2" conveyed to RKH Builders, LLC in Clerk's File No. (CF#) D224175840, Real Property Records, Tarrant County, Texas (R.P.R.T.C.T.); and being further 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 1/2" iron rod found in the north right-of-way of Mansfield Highway (also known as US Highway 287 Business), being the southwest corner of said "Tract 1" and this tract, and also being the southeast corner of that certain called 0.401 acre tract described in instrument to Eligio Javier Pineda, recorded in CF# D224175814, R.P.R.T.C.T., from which a TxDOT Monument found for reference bears N 62°13'43" W, 77.44 feet;

THENCE N 28°04'41" E, 236.02 feet, to a 1/2" iron rod found in the south line of that certain called 2.421 acre tract described in instrument to Jerimiah Nix, recorded in CF# D222093795, R.P.R.T.C.T., for the northwest corner of said "Tract 1" and this tract, being the northeast corner of said 0.401 acre tract;

THENCE S 75°00'53" E, with the south line of said 2.421 acre tract, at 51.33 feet pass a 1/2" capped iron rod found for the common north corner of said "Tract 1" and "Tract 2", in all a total distance of 102.66 feet, to a 1/2" capped iron rod found for the northwest corner of that certain called 1.165 acre tract, described in instrument to Mujahid Nasir, recorded in Volume 14104, Page 376, R.P.R.T.C.T, being the northeast corner of said "Tract 2" and this tract;

THENCE S 28°04'38" W, 258.74 feet, to a 1/2" capped iron rod found in the north right-of-way of said Mansfield Highway, for the southwest corner of said 1.165 acre tract, being the southeast corner of said "Tract 2" and this tract;

THENCE N 62°13'43" W, with the north right-of-way of said Mansfield Highway, at 50.00 feet pass a 1/2" capped iron rod found, for the common south corner of said "Tract 1" and said "Tract 2", in all a total distance of 100.00 feet, to the POINT OF BEGINNING, and containing 0.568 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 and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St, Weatherford, TX 76086
weatherford@txs-e.com · 817-594-0400
Project ID: AN06328-P
Field Date: December 18, 2024
Revised Date: September 29, 2026

STATE OF TEXAS · REGISTERED · ZACHARIAH R. SAVORY · 5966 · PROFESSIONAL · LAND SURVEYOR

Surveyor's Notes:

1) 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.

2) Currently this tract appears to be located within the following area(s):

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

According to the F.I.R.M. Community Panel 48439C0340K, dated September 25, 2009; for up to date flood hazard information visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Call Texas811 and/or Utility Providers before excavation or construction.

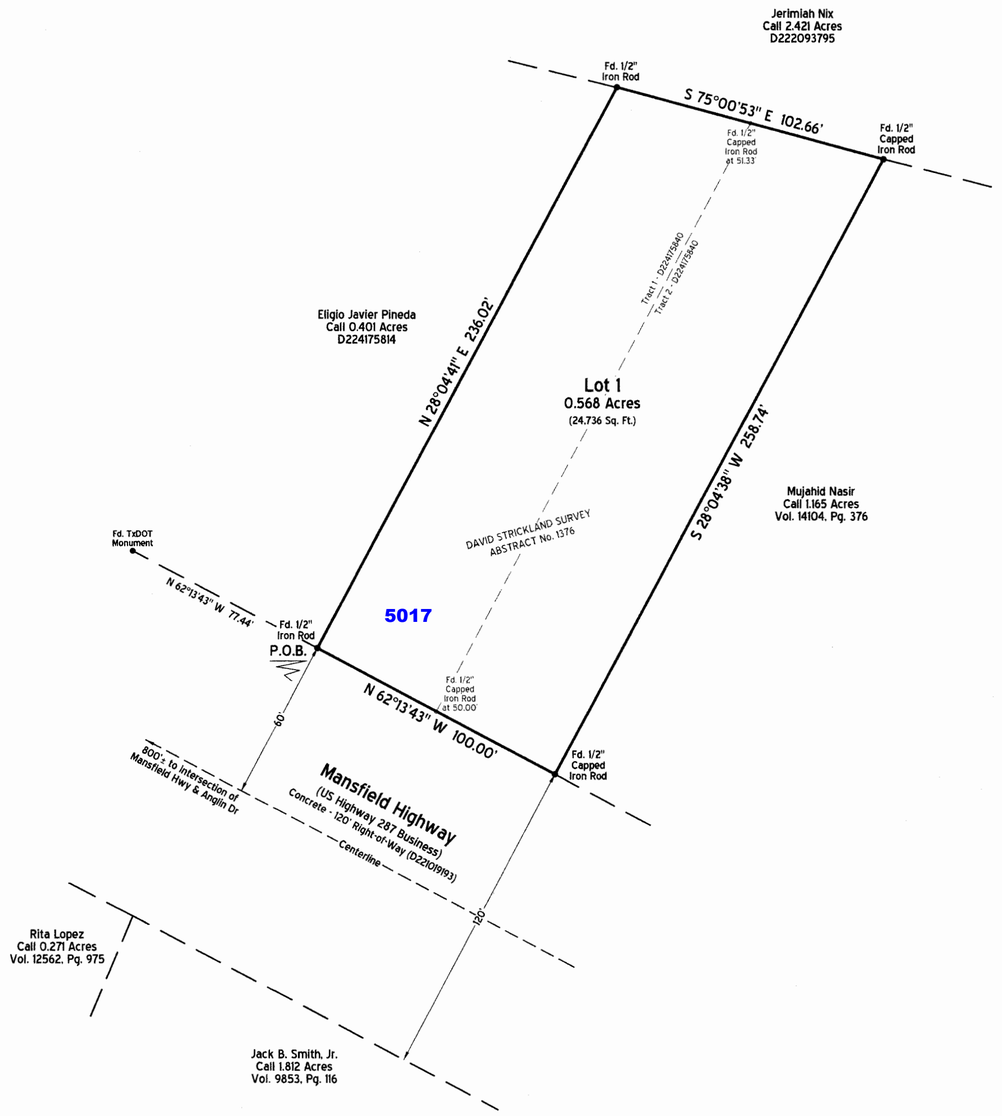
5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = 1/2" Iron Rod Set with plastic Cap stamped "TEXAS SURVEYING INC."

FORT WORTH FIRE DEPARTMENT 1893

LT. Thornton
LT. Thornton (Oct 29, 2026 15:43:53 CDT)

10/29/2026



Now, Therefore, Know All Men By These Presents:

That RKH Builders, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as **Lot 1, RKH Builders Place, 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.

Witness, my hand, this the 29th day of October, 2026.

By:
RKH Builders, LLC (Owner)
Francisco Rios (Managing Member)

State of Texas
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Francisco Rios, 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.

given under my hand and seal of office on this the 29th day of October, 2026.

Teresa McGee
Notary Public in and for the State of Texas

TERESA MCGEE · Notary Public, State of Texas · Comm. Expires 08-16-2027 · Notary ID 132132208

City of Fort Worth Notes:

Water:
Water to be served by the City of Fort Worth.

Sewer:
Sanitary sewer to be served by the City of Fort Worth.

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 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.

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.

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 owners' 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.

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.

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.

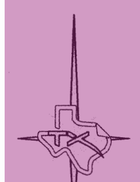
Site Drainage Study:
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along 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.

Building Permits:
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.

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

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.

Access Limitations:
Direct access to Mansfield Highway (also known as US Highway 287 Business) is restricted to those locations that have been reviewed and approved by TxDOT.



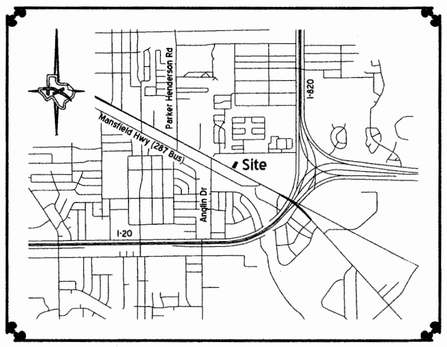
Surveyor:
Zachariah R. Savory, R.P.L.S.
Texas Surveying & Engineering, Inc.
104 S Walnut St
Weatherford, TX, 76086
weatherford@txs-e.com
817-594-0400

Owner(s):
RKH Builders, LLC
4820 Wichita St
Fort Worth, TX 76119

1" = 40'

0 40 80 120

Vicinity Map (1" = 4,000')



City of Fort Worth Case No. FS-25-037

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: 10/29/2026

Caroline Cranz
Caroline Cranz (Oct 29, 2026 16:01:25 CDT)
CHAIRMAN

Stephen Murray (Oct 29, 2026 16:02:43 CDT)
SECRETARY

Land Use Table	
Total Gross Acreage:	0.568 Acres
Number of Non-Residential Lots:	1
Non-Residential Acreage:	0.568 Acres

This Plat Recorded in

Doc. No. _____

Date _____

Final Plat
Lot 1
RKH Builders Place
an addition to the City of Fort Worth,
Tarrant County, Texas

Being a 0.568 acre tract out of the David Strickland Survey, Abstract No. 1376, Tarrant County, Texas

October 2026

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586