

LOT AREAS

1.4688 ACRES/63,979 SF.	LOT 1-RA-1
0.8230 ACRES/35,851 SF.	LOT 9R-1
0.0011 ACRES/49.99 SF.	R.O.W. DEDICATION
2.2929 ACRES/99,880 SF.	TOTAL

All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No. 10194225
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76147-1408

OWNERS AT TIME OF PLATTING

RM REAL ESTATE, LTD.
3650 LOVELL AVENUE
FORT WORTH, TEXAS 76107
RAILHEAD REAL ESTATE, LLC
4200 SOUTH HULEN, SUITE 614
FORT WORTH, TEXAS 76109

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: 09/05/2025

By: Donald Bares Chairman

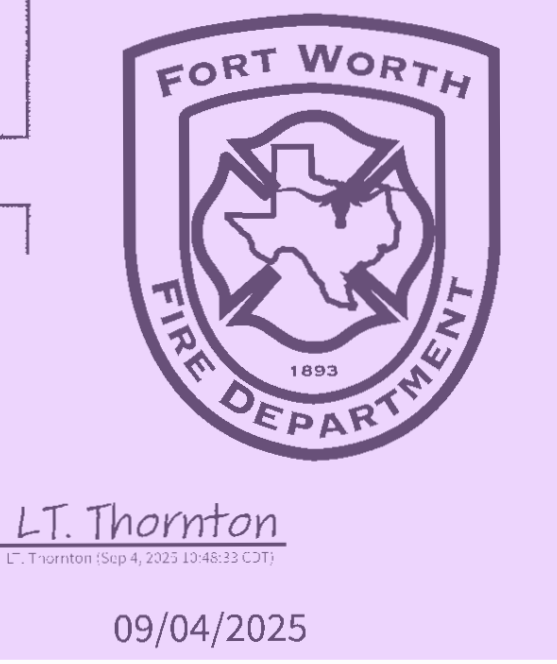
By: [Signature] Secretary

AMENDED PLAT

LOT 1-RA-1, BLOCK 14, BROOKLYN HEIGHTS, AND LOT 9R-1, BLOCK 13, BROOKLYN HEIGHTS,

in the City of Fort Worth, Tarrant County, Texas,

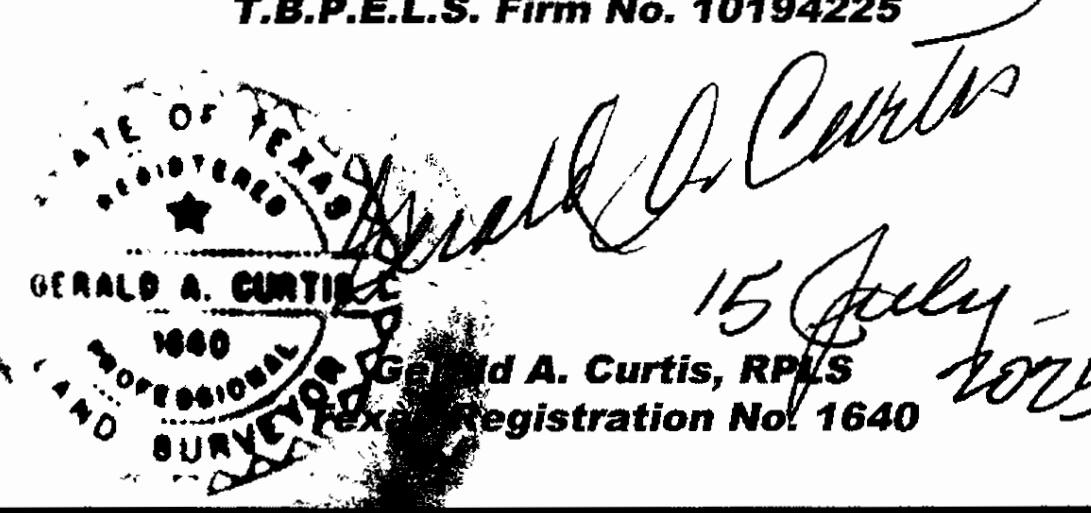
Being a revision of Lot 1-RA and Lot 2-R, Block 14, as shown on the plat recorded as Volume 388/156, Page 21, of the Tarrant County Plat Records and Lot 9R, Block 13, as shown on the plat recorded as Cabint A. Slide 12011, of the Tarrant County Plat Records.



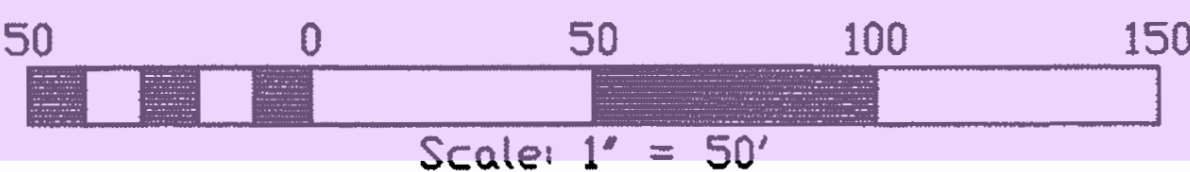
FS-25-077

Compiled from records and surveys made on the ground under my supervision.

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No. 10194225



NOTES:
1. The Bearings shown hereon are based upon the plat of Brooklyn Heights, as recorded in County, Texas.
2. Distances in parentheses () are Plat or Deed calls for distance.



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.

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.

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.

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".

Parkway Permit

"Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit."

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.

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(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

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.

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.

Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

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.

Floodplain Statement

The subject property by scaled location lies within Zone X (unshaded) area determined to be outside the 2% Annual Chance Floodplain as depicted by Flood Insurance Rate Map No. 48439C0305 L, revised March 21, 2019.

Flood Plain/Drainage-Ways: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, 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 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.

FS-25-077

KNOW ALL MEN BY THESE PRESENTS:

THAT, RM Real Estate, LTD., being the owner of the following described property, to wit:

BEGINNING at a rusty 1/2" iron rod found in place for the northwest corner of said Block 14, at the point of intersection of the east line of Landers Street (60 foot wide right-of-way) with the south line of Locke Avenue (60 foot wide right-of-way);

THENCE South 0 degrees, 04 minutes West, crossing said Lot 9R with the east line of said RM Real Estate portion and the west line of said Railhead portion along the top west face (sometimes called the back side of curb), 132.00 feet to the southeast corner of said RM Real Estate portion and the southwest corner of said Railhead portion in a north line of said Lot 1-RA;

THENCE South 89 degrees, 56 minutes East with a south line of said Lot 9R and said north line of Lot 1-RA, 85.50 feet to the most easterly northeast corner of said Lot 1-RA and the most southerly southeast corner of said Lot 9-R, in the west line of Lot 1-R-1A, in said Block 13, as shown on said plat in Cabinet A, Slide 12011, from which point a 1" iron rod found in place bears South 84 degrees East, 0.26 foot, and a pipe found in place bears North 84 degrees, 56 minutes West, 1.38 feet;

THENCE South 0 degrees, 04 minutes West with said west line of Lot 1-R-1A, Block 13, and the east line of said Lot 1-RA, Block 14, 120.0 feet to the most southerly southeast corner of said Lot 1-RA and a north corner of a remainder of Lovell Avenue right-of-way;

THENCE westerly with the northerly line of said Lovell Avenue (60 foot wide right-of-way) across a portion of former Lovell Avenue and continuing with a later created portion of Lovell Avenue the following courses and distances:

South 63 degrees, 27 minutes West, 44.74 feet to an angle point;

South 36 degrees, 43 minutes West, 49.60 feet to an angle point on a curve whose center bears South 21 degrees, 12 minutes, 21 seconds East, 670.0 feet; and,

with said curve, an arc distance of 135.38 feet to the most southerly corner of said Lot 1-RA, the point of intersection of said northerly line of Lovell Avenue with an easterly line of said Landers Street;

THENCE northerly with said easterly line of Landers Street and the southwesterly line of said Lot 1-RA, North 40 degrees, 45 minutes, 30 seconds West, 59.92 feet to a 1/2" iron rod found in place for an angle point in said east line of Landers Street;

THENCE North 1 degree, 16 minutes West with said east line of Landers Street and with the west lines of said Lot 1-RA and said Lot 2-R, in all 325.30 feet to the PLACE OF BEGINNING.



LT. Thornton

09/04/2025

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AND, THAT, Railhead Real Estate, LLC , being the owner of the following described property, to wit:

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being the easterly 285.5 feet of LOT 9R, BLOCK 13, BROOKLYN HEIGHTS, as shown on plat thereof recorded in Cabinet A, Slide 12011, of the Tarrant County Plat Records, and said portion of Lot 9R being more fully described as follows:

BEGINNING at the common north corner of said Lot 9R and Lot 1-R-1A, in said Block 13, said point being in the south line of Locke Avenue (60 foot wide right-of-way) and from said point a 1/2"iron rod found in place bears North 50 degrees West, 0.13 foot;

THENCE South 0 degrees, 04 minutes West with a common line between said Lots 9R and 1-R-1A, and along a fence line, 120.0 feet to an "RPLS 1640" capped 5/8" iron rod found in place for the most easterly southeast corner of said Lot 9R and an "L" corner in said Lot 1-R-1A;

THENCE westerly with common lines between said Lots 9-R and 1-R-1A, the following courses and distances:

North 89 degrees, 56 minutes West, 105.83 feet to an "L" corner in said common lines;

South 0 degrees, 04 minutes West, 6.0 feet to an "L" corner in said common lines;

North 89 degrees, 56 minutes West, 94.17 feet to an "L" corner in said common lines; and,

South 0 degrees, 04 minutes West, 6.0 feet to a northeast corner of Lot 1-RA, Block 14, in said Brooklyn Heights, as shown on plat thereof recorded in Volume 388-156, Page 21, of said Plat Records, from which point a 1" iron rod bears South 84 degrees East, 0.25 foot and a pipe found bears North 84 degrees, 56 minutes West, 1.38 feet;

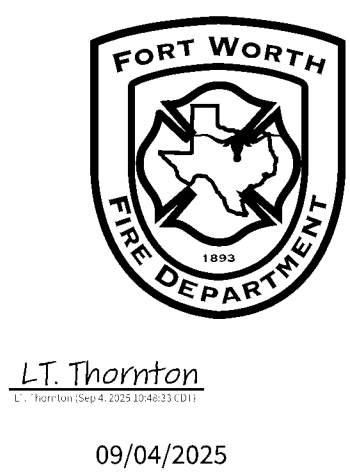
THENCE North 89 degrees, 56 minutes West with the common line between said Lot 9R and said Lot 1-RA, 85.50 feet to a point in the top west face (sometimes called the back side of curb) of the west curb in place in former Margaret Street, closed by City Ordinance 17489-04-2007;

THENCE North 0 degrees, 04 minutes East across said Lot 9R in former Margaret Street with said top west face of curb, 132.0 feet to a point in the north line of said Lot 9R and said south line of Locke Avenue;

THENCE South 89 degrees, 56 minutes East with said north line of Lot 9R and south line of Locke Avenue, 285.50 feet to the PLACE OF BEGINNING.

DO HEREBY ADOPT THE PLAT ACCOMPANYING HERewith as their plan for revising same, to be known as LOT 9R-1, BLOCK 13, and LOT 1-RA-1, BLOCK 14, BROOKLYN HEIGHTS, in the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the use of the public the easements noted as dedicated by this plat.

[signatures on following page]



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RM Real Estate, LTD.,
a Texas limited partnership

By: RMRE Management, LLC,
a Texas limited liability company,
its general partner

By: [Signature]
Lynn Ross, Jr., Managing Member

Railhead Real Estate, LLC,
a Texas limited liability company,

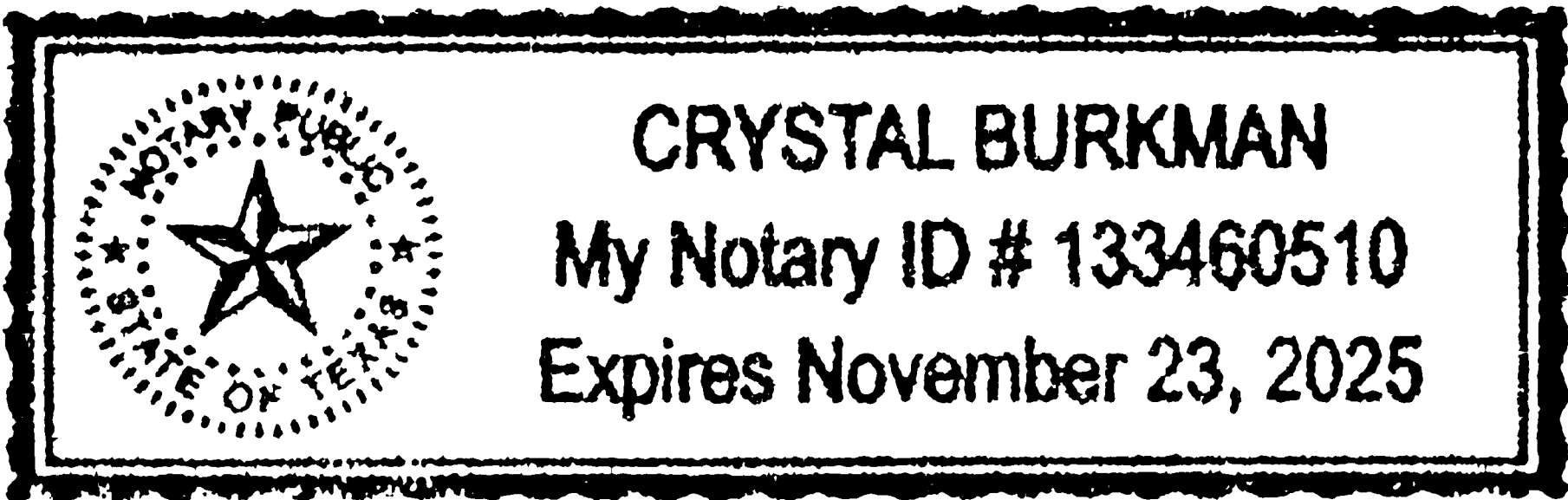
By: Railhead Partners GP, L.L.C.,
a Texas limited liability company,
its manager

By: [Signature]
Paxton Motheral, President

THE STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument acknowledged before me on July 11, 2025, by Lynn Ross, Jr., Managing Member of RMRE Management, LLC, a Texas limited liability company, as general partner of RM Real Estate, LTD., a Texas limited partnership, on behalf of said limited partnership.

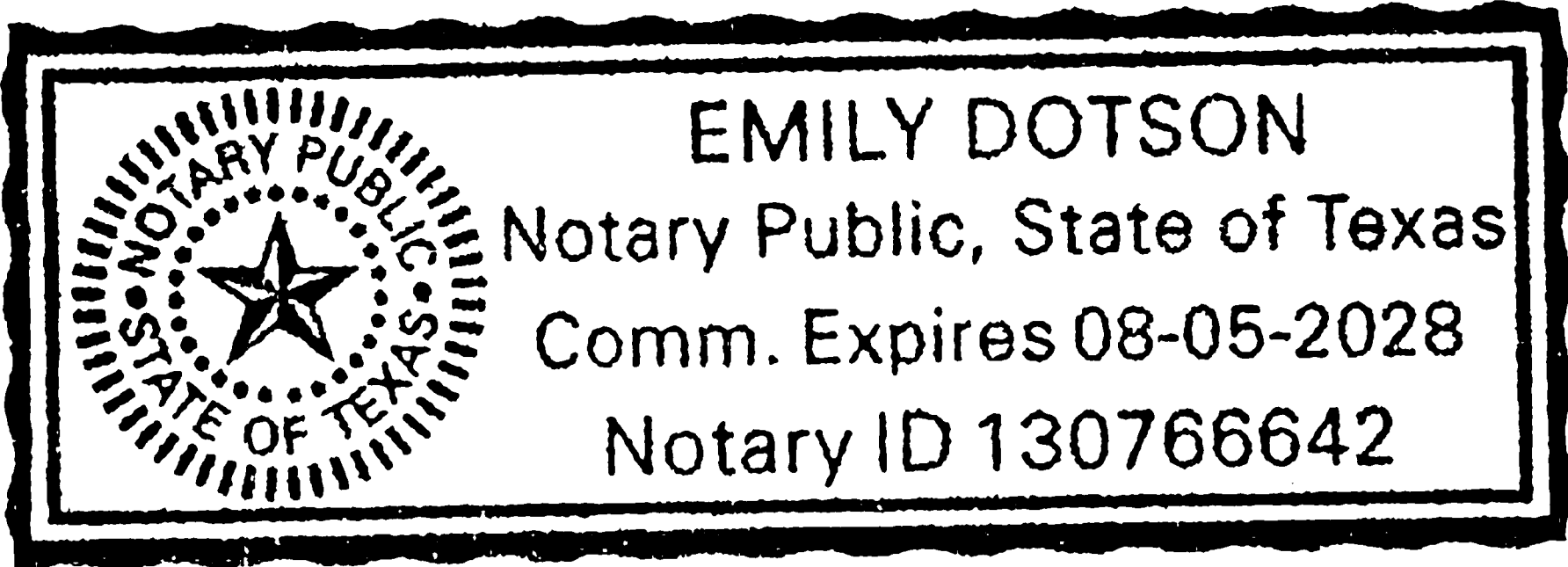


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument acknowledged before me on July 10, 2025, by Paxton Motheral, President of Railhead Partners GP, L.L.C., a Texas limited liability company, as manager of Railhead Real Estate, LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]
Notary Public, State of Texas

