

LEGEND

CIRF.....Found 5/8-inch Capped Iron Rod Marked "BHB INC"
DRCT.....Deed Records, Tarrant County, Texas
FB.....Found
MON.....Monument
ORS.....Set 5/8-inch Capped Iron Rod Marked "BHB INC"
POB.....Point of Beginning
PRTCT.....Plat Records, Tarrant County, Texas

GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
- All property corners are set 5/8 inch capped iron rods marked "BHB INC" unless otherwise noted.
- The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations placed on this survey.

FLOOD ZONE NOTE

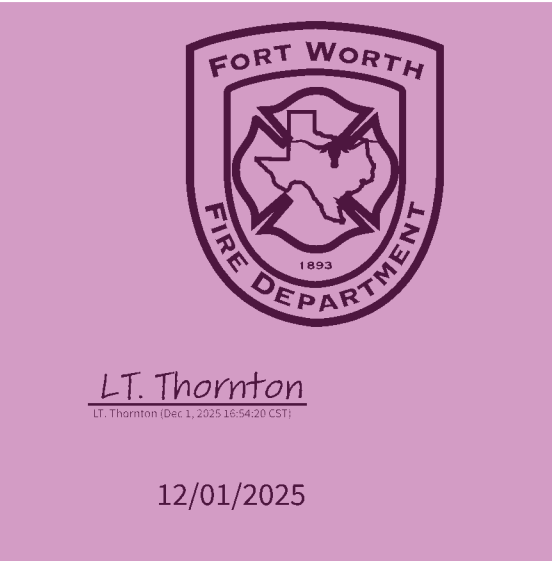
The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0180A, Map Revised March 21, 2019 and Community Panel Number 48439C0190L, Map Revised March 21, 2019.

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S35°17'22"E	97.33	L29	S35°19'06"E	15.00
L2	S80°46'02"E	81.45	L30	S43°25'54"W	22.58
L3	S35°46'15"E	14.14	L31	N46°34'06"W	15.00
L4	S88°52'05"W	99.71	L32	N43°25'54"E	23.00
L5	S00°21'05"W	50.63	L33	S30°53'59"W	25.95
L6	S18°13'58"W	164.78	L34	N33°06'01"W	15.00
L7	S54°40'54"W	96.95	L35	N36°53'59"E	24.20
L8	S35°19'06"E	7.50	L36	N43°25'54"E	9.50
L9	S54°40'54"W	21.00	L37	S46°34'06"E	25.54
L10	N35°19'06"W	20.00	L38	N43°25'54"E	15.00
L11	N54°40'54"E	21.00	L39	N46°34'06"W	40.54
L12	S35°19'06"E	2.50	L40	S43°25'54"W	23.38
L13	N54°40'54"E	96.95	L41	S35°19'06"E	5.00
L14	N54°40'54"E	347.81	L42	S54°40'54"W	21.00
L15	N32°10'54"E	89.03	L43	N35°19'06"W	20.00
L16	S32°10'54"W	89.50	L44	N54°40'54"E	21.00
L17	S54°40'54"W	335.79	L45	S35°19'06"E	5.00
L18	N54°40'54"E	101.56	L56	S18°43'16"W	23.46
L19	N35°19'05"W	5.00	L57	N71°18'44"W	15.00
L20	N54°40'54"E	21.00	L58	N18°43'16"E	25.91
L21	S35°19'06"E	20.00	L59	S54°40'54"W	25.00
L22	S54°40'54"W	21.00	L60	N35°19'06"W	15.00
L23	N35°19'05"W	5.00	L61	N54°40'54"E	25.00
L24	S54°40'54"W	101.56	L62	S35°19'06"E	15.00
L25	N18°13'58"E	168.39	L63	S35°19'06"E	7.50
L26	S54°40'54"W	77.00	L64	S54°40'54"W	25.00
L27	N35°19'06"W	15.00	L65	N35°19'06"W	15.00
L28	N54°40'54"E	27.00	L66	N54°40'54"E	24.97

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C1	25°46'02"	760.00'	474.44'	S52°10'23"E
C2	35°44'18"	1000.00'	623.75'	S53°11'15"E
C3	45°26'58"	530.00'	420.41'	S58°02'34"E
C4	15°15'10"	1000.00'	286.21'	S63°25'49"E
C5	20°29'08"	1000.00'	357.54'	S40°33'40"E
C6	45°26'56"	530.00'	420.41'	S58°02'34"E
C7	22°06'25"	545.00'	210.28'	N46°22'18"W
C8	36°26'56"	60.00'	38.17'	N36°27'26"E
C9	0°53'05"	985.00'	15.21'	N48°18'22"W
C10	36°26'56"	45.00'	28.63'	N36°27'26"E
C11	1°37'19"	545.00'	15.43'	S58°14'10"E
C12	9°13'19"	1000.00'	160.95'	N39°55'45"W
C13	0°51'35"	1000.00'	15.01'	N44°58'12"W
C14	3°32'43"	1000.00'	61.88'	N57°34'36"W
C15	0°51'55"	1000.00'	15.10'	N59°46'55"W
C16	6°27'07"	760.00'	85.58'	S38°30'55"E
C17	0°45'22"	760.00'	10.03'	S42°18'30"E
C18	0°52'58"	775.00'	11.94'	S68°26'01"E
C26	17°56'17"	530.00'	165.93'	N71°47'54"W
C27	1°38'35"	530.00'	15.20'	S62°00'28"E
C28	0°25'47"	1000.00'	7.50'	S35°31'59"E

EMERGENCY ACCESS TABLES

Line Table		
Line #	Direction	Length
EAL46	S36°29'49"W	79.71
EAL47	S24°03'40"W	100.49
EAL48	S54°40'54"W	665.81
EAL49	N54°40'54"E	50.00
EAL50	N35°19'06"W	50.00
EAL51	N54°40'54"E	20.00
EAL52	S35°19'06"E	50.00
EAL53	N54°40'54"E	584.20
EAL54	N24°03'40"E	100.49
EAL55	N36°29'49"E	79.71



L.T. Thornton
L.T. Thornton
12/01/2025

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
EAC19	1°26'29"	1000.00'	25.15'	S55°05'00"E
EAC20	1°43'08"	1000.00'	30.00'	N53°30'11"W
EAC21	12°26'08"	270.00'	58.60'	S30°16'44"W
EAC22	30°37'14"	60.00'	32.07'	N39°22'17"E
EAC23	31°05'47"	60.00'	32.56'	S14°10'19"E
EAC24	30°37'14"	30.00'	16.03'	N39°22'17"E
EAC25	12°26'08"	300.00'	65.11'	S30°16'44"W

SURVEYOR/ENGINEER:

BIB
BAIRD, HAMPTON & BROWN
engineering and surveying

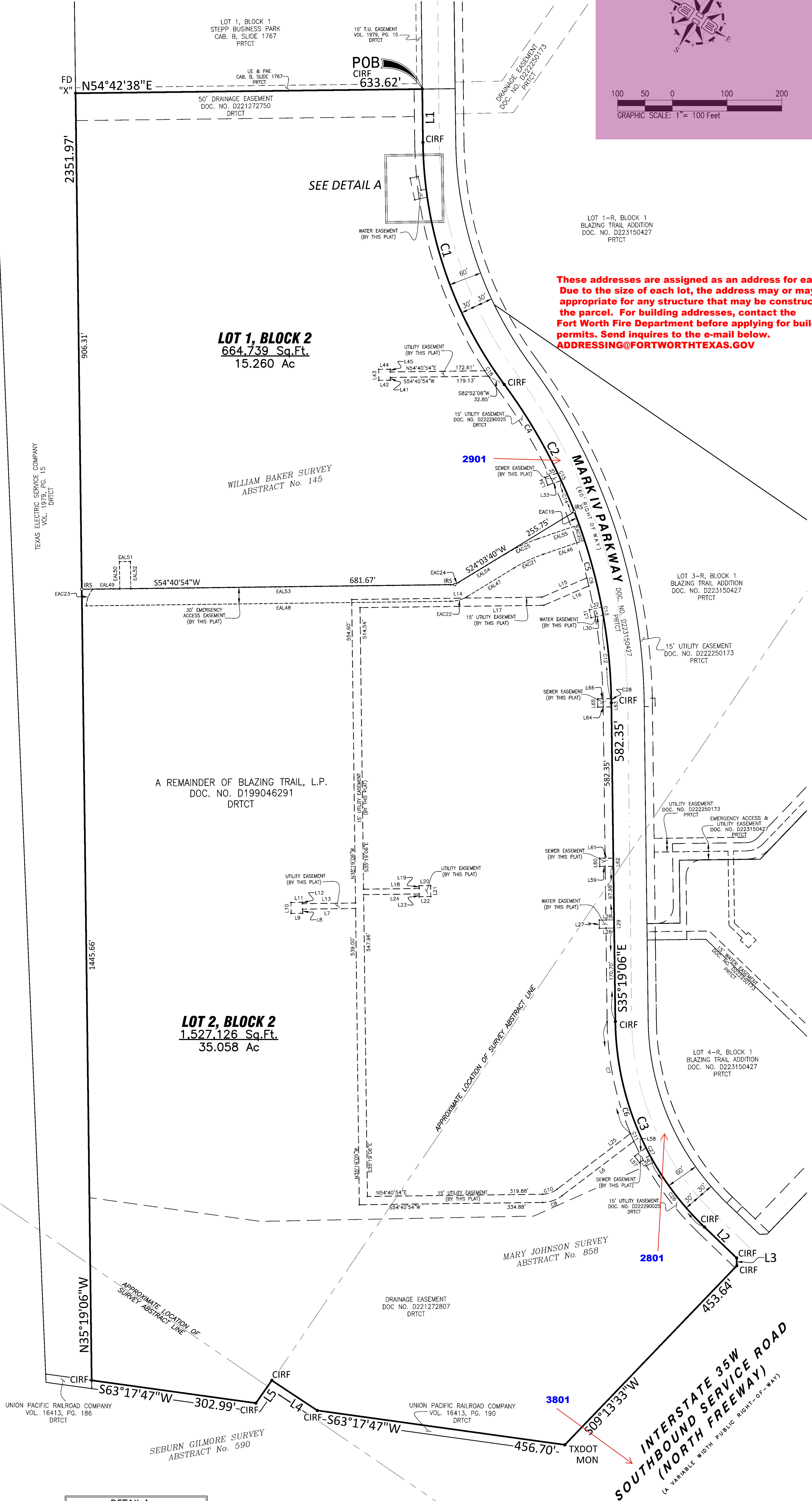
6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmergeta@bahinc.com • 817.338.1277 • bahinc.com
TBPELS Firm #44, #10011300

OWNER:
Blazing Trail, LP
D. Randall Stepp
5300 Camp Bowie Blvd
Fort Worth, TX 76107

Developer:
RLP III Blazing Trail Phase II, LLC
2000 McKinney Ave. Ste 1000
Dallas, TX 75201

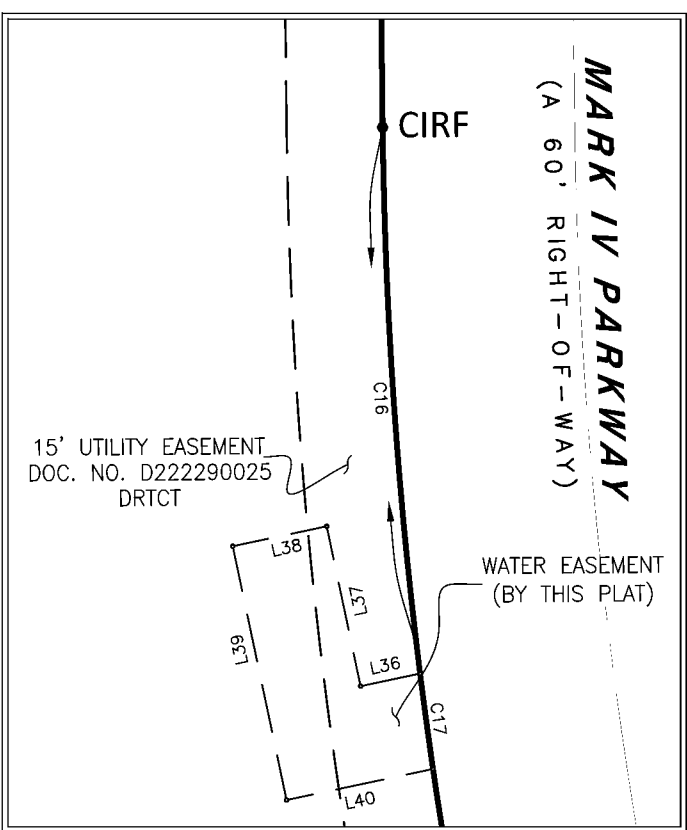
This plat filed in County Clerk's Document No. _____ Date _____

FS-25-078



DETAIL A

SCALE: 1" = 30'



DEVELOPMENT YIELD TABLE	
OVERALL AREA	50.318 ACRES
LOT 1	15.260 ACRES
LOT 2	35.058 ACRES
ROW DEDICATION	0 ACRES
NET ACREAGE	50.318 ACRES
LAND USE/INDUSTRIAL	50.318 ACRES

FINAL PLAT

LOTS 1 & 2, BLOCK 2

BLAZING TRAIL ADDITION

BEING A 50.318 ACRE TRACT OF LAND SITUATED WITHIN THE
MARY JOHNSON SURVEY, ABST. NO. 858, THE WILLIAM BAKER SURVEY,
ABST. NO. 145, AND THE SEBURN GILMORE SURVEY, ABST. NO. 590

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

NOVEMBER 2025

SHEET 1 OF 2

FS-25-078

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 owners association, shall be responsible or 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 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

FLOOD PLAIN/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 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.

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.

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 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 within this subdivision, shall not be constructed within the setbacks by the current Gas Well Ordinance and adopted Fire Code from an existing or permitted 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.

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 1 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.

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 (2) feet above the 100-year flood elevation resulting from ultimate development of the watershed.

Compliance with the City of Fort Worth Ordinance #18613-05-2009 regarding Urban Forestry is required.

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 of 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.

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.

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated within the William Baker Survey, Abstract Number 145, the Mary Johnson Survey, Abstract Number 858 and the Seburn Gilmore Survey, Abstract Number 590, City of Fort Worth, Tarrant County Texas same being the remainder of a tract of land described by deed to Blazing Trail, L.P., as recorded in Document Number D199046291, Deed Records, Tarrant County, Texas (DRTCT) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a 5/8-inch capped iron rod marked "BHB INC" (CIRF) found for the northeast corner of the said Blazing Trail remainder tract, same being the southeast corner of Lot 1, Block 1, Stepp Business Park, an addition to the City of Fort Worth, Tarrant County, Texas as shown on plat recorded in Cabinet B, Slide 1767, Plat Records, Tarrant County, Texas (PRTCT) and being in the west right-of-way line of Mark IV Parkway (a 60-foot right-of-way);

THENCE along the common line between the said Blazing Trail remainder tract and the said west right-of-way line the following courses and distances:

South 35°17'22" East, a distance of 97.33 feet to a CIRF;
along a curve to the left having a central angle of 35°46'02", a radius of 760.00 feet, an arc length of 474.44 feet and chord which bears South 53°10'23" East, a distance of 466.77 feet to a CIRF;

along a curve to the right having a central angle of 35°44'18", a radius of 1000.00 feet, an arc length of 623.75 feet and a chord which bears South 53°11'15" East, a distance of 613.69 feet to a CIRF;

South 35°19'06" East, a distance of 582.35 feet to a CIRF;

along a curve to the left having a central angle of 45°26'56", a radius of 530.00 feet, an arc length of 420.41 feet and chord which bears South 58°02'34" East, a distance of 409.48 feet to a CIRF;

South 80°46'02" East, a distance of 81.45 feet to a CIRF for the northern most corner of a corner clip at the northwest corner of the intersection of the aforementioned west right-of-way line and the southbound service road of Interstate 35W (North Freeway) (a variable width right-of-way);

South 35°46'15" East, a distance of 14.14 feet to a CIRF for the southernmost corner of the said corner clip, same being the easterly south corner of the said Blazing Trail remainder tract and in the said southbound service road;

THENCE South 09°13'33" West, with the common line between the said Blazing Trail remainder tract and the said southbound service road, a distance of 453.64 feet to a found 3-1/4-inch aluminum cap marked TXDOT for the southeast corner of said Blazing Trail remainder tract, same being in the north line of a tract of land as described by deed to Union Pacific Railroad Company as recorded in Volume 16413, Page 190, DRTCT;

THENCE with the common line between the said Blazing Trail remainder tract and the said Union Pacific tract the following courses and distances:

South 63°17'47" West, a distance of 456.70 feet to a CIRF;

South 88°52'05" West, a distance of 99.71 feet to a CIRF;

South 00°21'05" West, a distance of 50.63 feet to a CIRF;

South 63°17'47" West, a distance of 302.99 feet to a CIRF for the southwest corner of said Blazing Trail remainder tract, same being the northeast corner of tract of land as described by deed to Union Pacific Railroad Company as recorded in Volume 16413, Page 186, DRTCT and being the southeast corner of a tract of land as described by deed to Texas Electric Service Company as recorded in Volume 1979, Page 15, DRTCT;

THENCE North 35°19'06" West, with the common line between the said Blazing Trail remainder tract and the said Texas Electric Service Company tract, a distance of 2351.97 feet to a set "X" in concrete for the northwest corner of the said Blazing Trail remainder tract, same being the southwest corner of the aforementioned Lot 1;

THENCE North 54°42'38" East, with the common line between the said Blazing Trail remainder tract and the said Lot 1, a distance of 633.62 feet to the **POINT OF BEGINNING** and containing 2,191,865 square feet or 50.318 acres of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, Blazing Trail, L.P., does hereby adopt this plat designating the above described property as **LOTS 1 AND 2, BLOCK 2, BLAZING TRAIL ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the streets and easements as shown.

WITNESS UNDER MY HAND this 20th day of November, 2025.

BLAZING TRAIL, L.P.,

a Texas limited partnership

By: 2020 Blazing Trail GP, LLC, a Texas

limited liability company, its general partner

By: D. Randall Stepp

Name: D. Randall Stepp

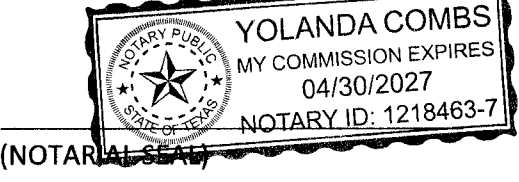
Title: Manager

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on November 20, 2025, by D. Randall Stepp, Manager of 2020 Blazing Trail GP, LLC, a Texas limited liability company, general partner of BLAZING TRAIL, L.P., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

Yolanda Combs
Notary Public

Commission Data:



SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

John G. Margotta
John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
November 20, 2025



This plat filed in County Clerk's Document No. _____ Date _____



L.T. Thornton
City Clerk

12/01/2025

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: 12/02/2025	
By: <u>John Stepp</u>	Chairman
By: <u>D. Randall Stepp</u>	Secretary

FINAL PLAT
LOTS 1 & 2, BLOCK 2
BLAZING TRAIL
ADDITION
BEING A 50.318 ACRE TRACT OF LAND SITUATED WITHIN THE
MARY JOHNSON SURVEY, ABST. NO. 858, THE WILLIAM BAKER SURVEY,
ABST. NO. 145, AND THE SEBURN GILMORE SURVEY, ABST. NO. 590
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
NOVEMBER 2025 **SHEET 2 OF 2**

FS-25-078

SURVEYOR/ENGINEER:

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying
6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jrmargotta@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300
Dallas, TX 75201

OWNER:
Blazing Trail, LP
D. Randall Stepp
5300 Camp Bowie Blvd
Fort Worth, TX 76107

Developer:
RLP III Blazing Trail Phase II, LLC
2000 McKinney Ave. Ste 1000
Dallas, TX 75201