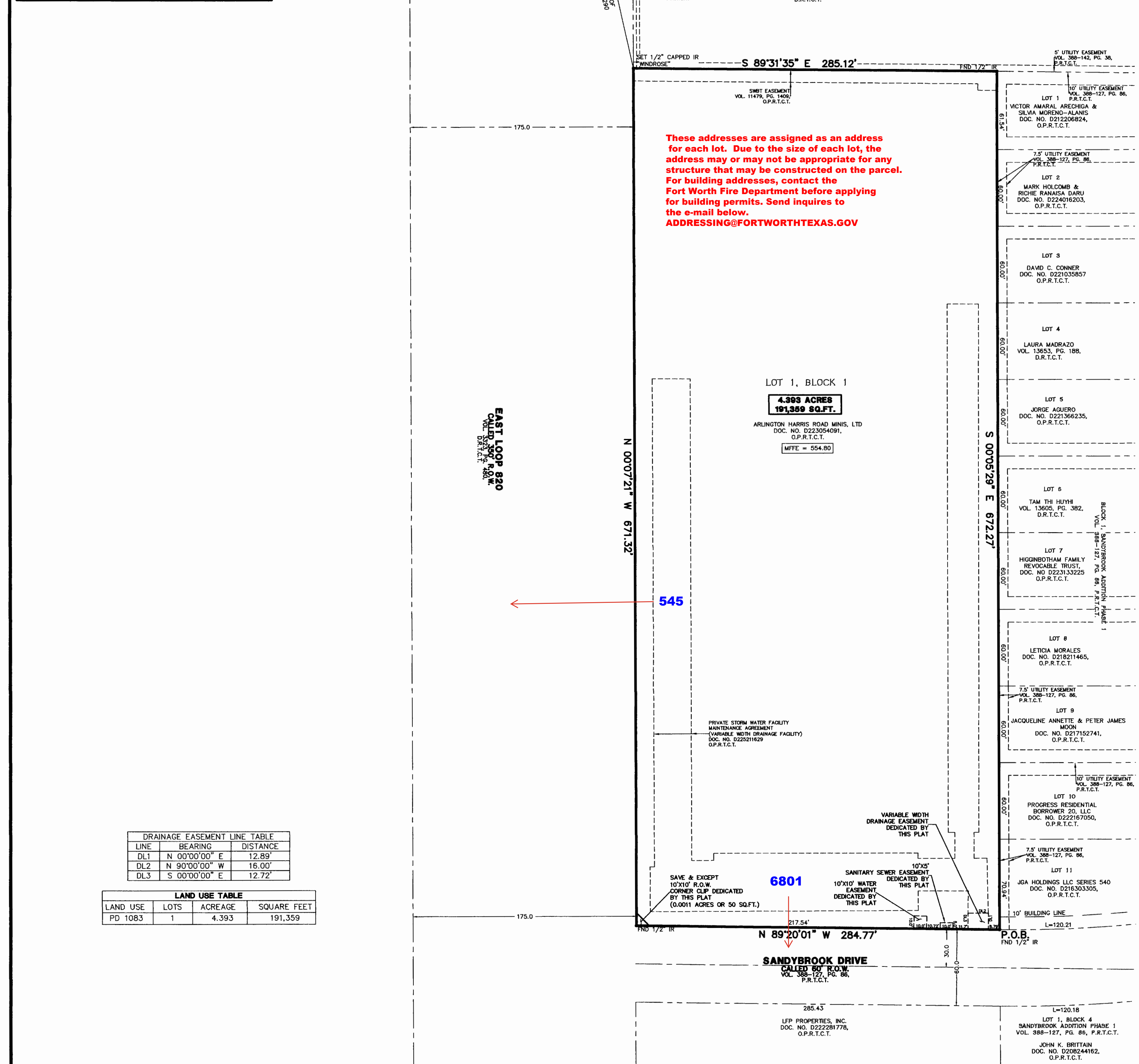


FS-25-134



DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
DL1	N 00°00'00\"	12.89'
DL2	N 90°00'00\"	16.00'
DL3	S 00°00'00\"	12.72'

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
PD 1083	1	4.393	191,359

- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
 - C.M. CONTROLLING MONUMENT
 - P.O.B. POINT OF BEGINNING

CITY OF FORT WORTH NOTES:

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, OR 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.

SIDEWALK NOTE
SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

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.

WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER/WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDED 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.

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 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.

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR TARRANT COUNTY, TEXAS, MAP NO. 48439C0215L REVISED/DATED MARCH 21, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS 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 WINDROSE SURVEYING AND LAND SERVICES.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
- 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.
- 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.
- DIRECT ACCESS TO EAST LOOP 820 IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TxDOT.
- PRIVATE P.R.V.'s WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.

STATE OF TEXAS §
COUNTY OF DENTON §

THIS IS TO CERTIFY THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

[Signature]
DANIEL L. JACKSON, R.L.S.
NO. 5577

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF November 2025

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Notary Seal]
Katherine Watson
My Commission Expires 4/20/2027
Notary ID 134317835

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

WHEREAS ARLINGTON HARRIS ROAD MINIS, LTD IS THE OWNER OF A 4.394 ACRE TRACT OF LAND SITUATED IN THE ROBERT RAY SURVEY, ABSTRACT NUMBER (NO.) 1290, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED TO ARLINGTON HARRIS ROAD MINIS, LTD IN THE DEED RECORDED IN DOCUMENT (DOC.) NO. D223054091, OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 0.999880014):

BEGINNING AT A 1/2 INCH IRON ROD FOUND ALONG THE NORTH RIGHT OF WAY(ROW) OF SANDYBROOK DRIVE (CALLED 60 FOOT ROW) FOR COMMON CORNER OF SUBJECT TRACT AND LOT 11, BLOCK 1, SANDYBROOK ADDITION PHASE 1, AS SHOWN ON THE PLAT RECORDED IN VOLUME (VOL.) 388-127, PAGE (PG.) 86, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.);

THENCE, NORTH 89 DEG. 20 MIN. 01 SEC. WEST, WITH THE NORTH ROW OF SANDYBROOK DRIVE, A DISTANCE 284.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR SOUTHWEST CORNER OF THE SUBJECT TRACT LOCATED AT THE INTERSECTION OF THE NORTH ROW OF SANDYBROOK DRIVE AND THE EAST ROW OF EAST LOOP 820 (CALLED 350' ROW);

THENCE, NORTH 00 DEG. 07 MIN. 21 SEC. WEST, ALONG THE EAST ROW OF EAST LOOP 820, A DISTANCE OF 671.32 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR COMMON CORNER OF SUBJECT TRACT AND LOT 1, BLOCK 1, GRAMERCY PLACE, AS SHOWN ON THE PLAT RECORDED IN VOL. 388-142, PG. 38, P.R.T.C.T.;

THENCE, SOUTH 89 DEG. 31 MIN. 35 SEC. EAST, ALONG SOUTH PROPERTY LINE OF SAID LOT 1, BLOCK 1, OF GRAMERCY PLACE, A DISTANCE OF 285.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR COMMON CORNER OF SUBJECT TRACT, LOT 1, BLOCK 1, GRAMERCY PLACE, AND LOT 1, BLOCK 1, SANDYBROOK ADDITION PHASE 1;

THENCE, SOUTH 00 DEG. 05 MIN. 29 SEC. EAST, ALONG THE WEST PROPERTY LINE OF BLOCK 1, SANDYBROOK ADDITION PHASE 1, A DISTANCE OF 672.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 4.394 ACRES, AND 191,409 SQUARE FEET OF LAND.

SAVE AND EXCEPT THAT 0.0011 ACRES OR 50 SQUARE FEET, 10 FOOT BY 10 FOOT RIGHT-OF-WAY DEDICATION CORNER CLIP. THIS LEAVES A TOTAL OF 4.393 ACRES OR 191,359 SQUARE FEET.

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
THAT ARLINGTON HARRIS ROAD MINIS, LTD DOES HEREBY ADOPT THIS PLAT OF LOT 1, BLOCK 1, JDA FORT WORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS TO THE CITY OF FORT WORTH, TEXAS.

WITNESS MY HAND THIS THE 21 DAY OF NOV 2025

BY: ARLINGTON HARRIS ROAD MINIS, LTD
[Signature]
OWNER
Charles M Long/manager
PRINTED NAME/TITLE
November 21, 2025
DATE

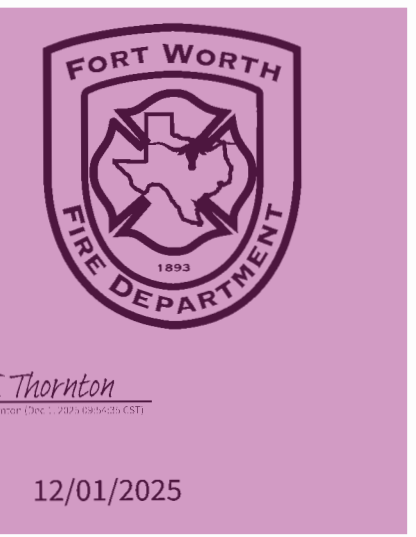
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHARLES M. LONG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF November 2025

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Notary Seal]
JULIA KETON
Notary Public, State of Texas
Comm. Expires 10-23-2028
Notary ID 135141565



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
FIFTEEN (15) DAYS OF THE DATE OF APPROVAL.

Plat Approval Date: 12/01/2025

By: *[Signature]* Chairman
By: *[Signature]* Secretary

FINAL PLAT
JDA FORT WORTH ADDITION
LOT 1, BLOCK 1
A 4.393 ACRES ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
SITUATED IN THE
ROBERT RAY SURVEY
ABSTRACT NO. 1290
1 COMMERCIAL LOT
CITY CASE NO. FS-25-134
-- NOVEMBER 2025 --

ENGINEER
DYNAMIC ENGINEERING
CASSANDRA HUGGINS, PE
972-534-2100
714 S. GREENVILLE AVENUE, SUITE 100,
ALLEN, TX 75002

OWNER
ARLINGTON HARRIS ROAD MINIS, LTD
CHARLES MICHAEL LONG
817-467-0779
1903 N. PEYCO DRIVE, ARLINGTON, TX
76001-6705

WINDROSE
LAND SURVEYING | PLATTING
1760 S. STEMMONS FREEWAY, SUITE 180 | LEWISVILLE, TX 75047 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM
DRAWN BY: M.H. DATE: 05/07/2025 CHECKED BY: D.L.J. JOB NO.: D60147
POC: LUKE JACKSON PHONE: 972-370-5871 EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM