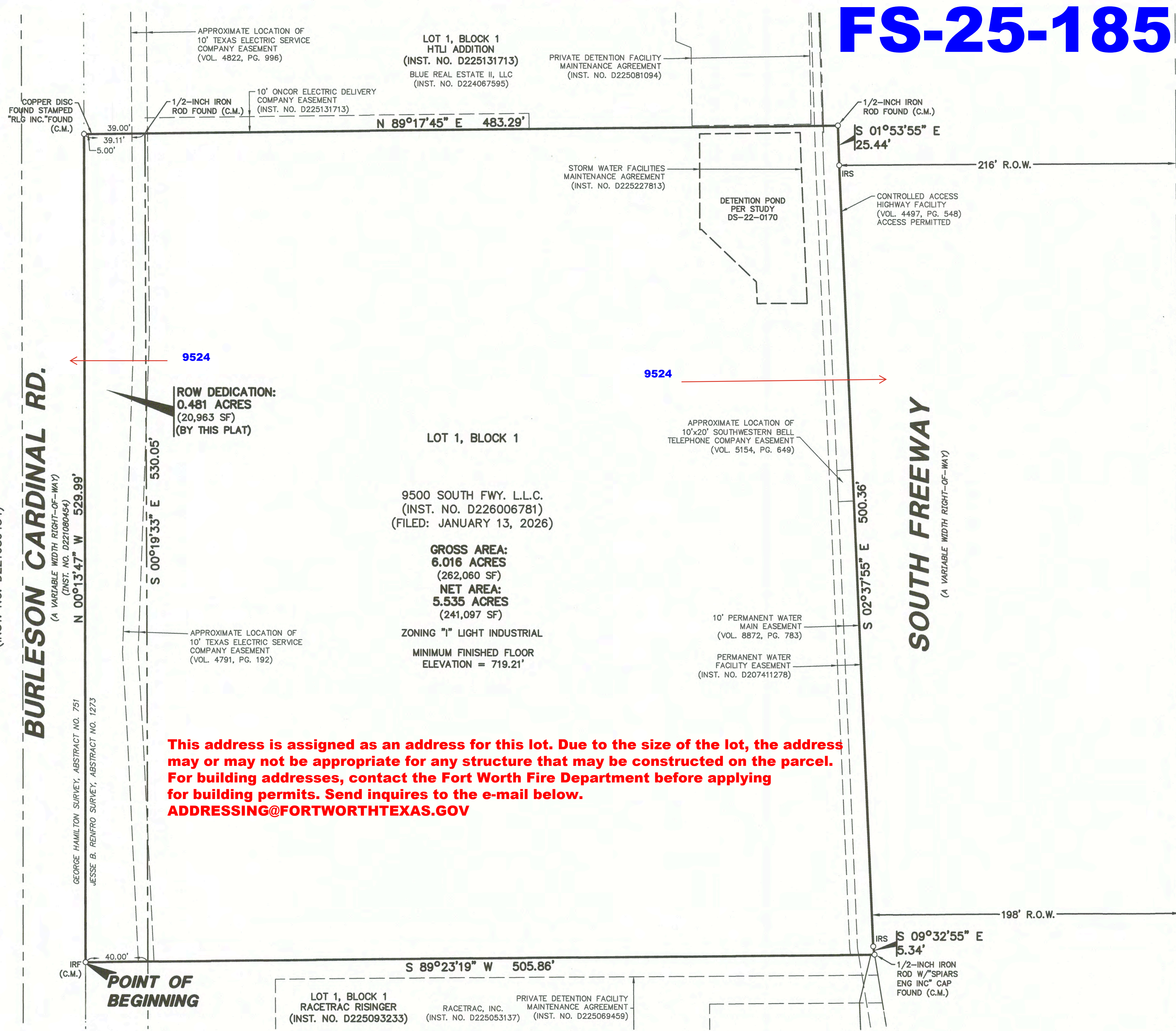
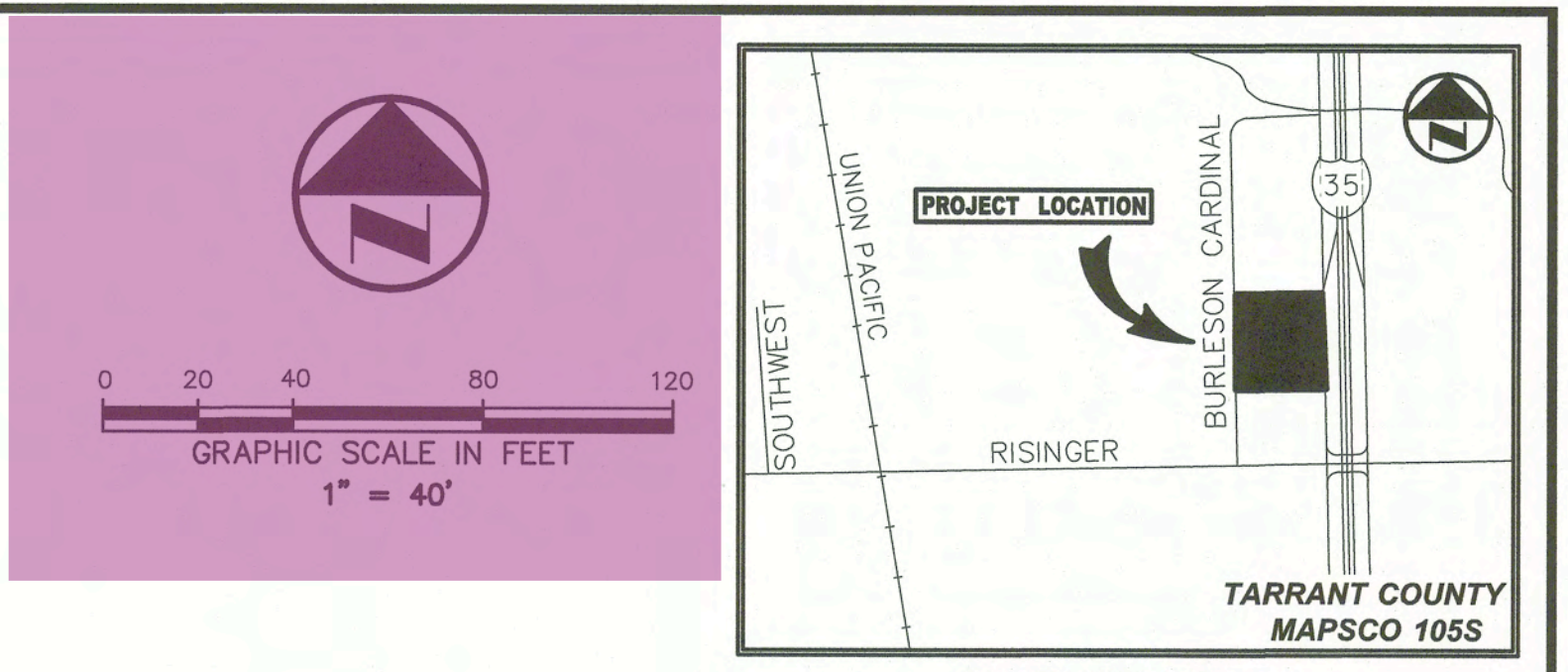


# FS-25-185

**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- (C.M.) CONTROLLING MONUMENT
- IRS 1/2-INCH IRON ROD
- W/WESTWOOD PS" CAP SET
- IRF 1/2-INCH IRON ROD
- W/"PACHECO KOCH" CAP FOUND
- XS "X" CUT IN CONCRETE SET
- PKS PK NAIL SET



**This address is assigned as an address for this lot. Due to the size of the lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquiries to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV**

**OWNER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, 9500 South FWY, L.L.C. is the owner of a 6.016 acre (262,060 square foot) tract of land situated in the Jessie B. Renfro Survey, Abstract No. 1273, City of Fort Worth, Tarrant County, Texas; said tract being part of that tract of land described in General Warranty Deed to 9500 South FWY, L.L.C. recorded in Instrument No. D228006781 of the Official Public Records of Tarrant County, Texas, said 6.016 acre (262,060 square foot) tract being more particularly described as follows: (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on December 7, 2021 with a combined scale factor of 1.00012);

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for the northwest corner of Lot 1, Block 1 Racetrac Risinger, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D225093233 in said Official Public Records; said tract also being the same tract of land described in General Warranty Deed to Racetrac, INC. recorded in Instrument No. D225053137 of said Official Public Records; said point being in the east line of Burleson Cardinal Road (a variable width right-of-way) as dedicated by the plat recorded in Instrument No. D221080454 of said Official Public Records;

THENCE, North 00 degrees, 13 minutes, 47 seconds West, along said east line of Burleson Cardinal Road, a distance of 529.99 feet to a point for corner; said point being the southwest corner of Lot 1, Block 1, HTLJ Addition, on addition to the City of Fort Worth according to the plat recorded in Instrument No. D225131713 of said Official Public Records; said tract being the same tract of land described in Corrective General Warranty Deed to Blue Real Estate II, LLC recorded in Instrument No. D224067595 of said Official Public Records;

THENCE, North 89 degrees, 17 minutes, 45 seconds East, departing said east line of Burleson Cardinal Road, and along the south line of said Lot 1, Block 1, HTLJ Addition, at a distance of 5.00 feet passing a copper disc stamped "RLG INC." found, continuing along said south line at a distance of 39.00 feet passing a 1/2-inch iron rod found, continuing in all a total distance of 483.29 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1, Block 1, HTLJ Addition and being in the west right-of-way line of South Freeway (a variable width right-of-way);

THENCE, along said west line of South Freeway the following three (3) calls:

- South 01 degrees, 53 minutes, 55 seconds East, a distance of 25.44 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for an angle point;
- South 02 degrees, 37 minutes, 55 seconds East, a distance of 500.36 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for an angle point;
- South 09 degrees, 32 minutes, 55 seconds East, a distance of 5.34 feet to a 1/2-inch iron rod with "SPIARS ENG INC" cap found for the northeast corner of said Lot 1, Block 1, Racetrac Risinger;

THENCE, South 89 degrees, 23 minutes, 19 seconds West, departing said west line of South Freeway and along the north line of said Lot 1, Block 1, Racetrac Risinger, a distance of 505.86 feet to the POINT OF BEGINNING;

CONTAINING: 262,060 square feet or 6.016 acres of land, more or less.

**NOTES**

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on June 27, 2025 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 484390430K, Community-Panel No. 480509 D430 K, Map Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside 0.2% annual chance floodplain.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- Direct access to IH-35W is restricted to those locations that have been reviewed and approved by "TXDOT".



**LAND USE TABLE**

LOT	SF	ACRES	LAND USE
LOT 1, BLOCK 1	241,097	5.535	INDUSTRIAL
RIGHT-OF-WAY	20,963	0.481	DEDICATION
NET AREA	241,097	5.535	INDUSTRIAL

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
06/05/2026 10:03 AM

D22810881  
PLAT  
Pages: 2  
Fees: \$68.00

Mary Louise Nicholson  
COUNTY CLERK

**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: 6/4/2026

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

**Westwood**  
Westwood Professional Services, Inc. westwoodsps.com

**FINAL PLAT**  
**50K INDUSTRIAL**  
A 6.016 ACRE ADDITION  
LOCATED IN THE CITY OF FORT WORTH  
AND BEING OUT OF THE  
JESSE B RENFRO SURVEY, ABSTRACT NO. 1273,  
TARRANT COUNTY, TEXAS

DRAWN	REVIEWER	SCALE	DATE	PROJECT #	SHEET
AMB	DCP	1"=40'	JULY 2025	3949-21.647	1 OF 1

SURVEYOR & ENGINEER:  
WESTWOOD PROFESSIONAL SERVICES  
9800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TX 76177  
817-562-3350  
CONTACT: DUSTIN PUSTEJOVSKY

OWNER:  
9500 SOUTH FWY, L.L.C.  
5201 CAMP BOWIE BLVD.  
817-626-9898  
CONTACT: RYAN WOOD

REF. CASE NO. FS-25-185

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_, 2026.

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

**Utility Easements**  
Any public franchised 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.

**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 and paving improvements; and approval is obtained from the City of Fort Worth.

**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".

**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.

**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 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.

**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.

**Private Maintenance**  
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.

**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, will 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 feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

**Floodplain/Drainage 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.

**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 setback 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 regard to intervening structures or objects.

DUSTIN PUSTEJOVSKY, SURVEYOR & ENGINEER  
 LICENSE NO. 122200081, EXPIRES 12/31/2026  
 9800 HILLWOOD PARKWAY, SUITE 250  
 FORT WORTH, TEXAS 76177  
 817-562-3350  
 CONTACT: DUSTIN PUSTEJOVSKY