

FS-26-009

LAND USE TABLE

DEVELOPMENT YIELD	GROSS AREA: 3.000 ACRES/130,692 SQ. FT.	TOTAL NUMBER LOTS: 1
RESIDENTIAL LOTS: 1	TOTAL NUMBER OF RESIDENTIAL UNITS: 81	
COMMERCIAL LOTS: 0	PRIVATE OPEN SPACE: 0	
ACREAGE: RESIDENTIAL LOT: 2.9634 ACRES	OPEN SPACE LOTS: 0	INDUSTRIAL LOTS: 0
R.O.W.: 0.0368 ACRE/1603 SQ. FT.		

BEARING BASE: NAD 83 GRID NORTH USING ALLTERRA GPS NETWORK, NORTH CENTRAL TEXAS ZONE 4202.

* DENOTES ITEM SEEN ON PLAT OF HOLMAN SUBDIVISION RECORDED AS INSTRUMENT NO. D216295179 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	18.29	17.89	N 69°02'25" W	41°55'10"
C2	25.00	39.27	35.36	S 45°00'00" E	89°59'52"
C3	51.00	80.11	72.12	S 45°00'00" W	90°00'00"
C4	51.00	80.11	72.12	N 45°00'00" W	90°00'00"
C5	51.00	80.11	72.12	N 45°00'00" E	90°00'00"
C6	25.00	29.60	27.80	N 56°05'01" E	67°49'58"
C7	51.00	60.38	56.91	N 56°05'01" E	67°49'58"
C8	25.00	18.02	18.56	N 68°12'20" E	43°35'13"
C9	25.00	39.27	35.36	S 45°00'00" W	90°00'00"
C10	25.00	39.27	35.36	N 45°00'00" W	90°00'00"
C11	25.00	39.27	35.36	N 45°00'00" E	90°00'00"
C12	25.00	39.27	35.36	S 45°00'00" E	90°00'00"

LINE	BEARING	DISTANCE
L22	S 00°00'00" E	78.62
L23	N 44°42'23" E	42.11
L24	N 00°01'17" W	212.38
L25	S 00°01'17" E	214.44
L26	S 44°42'23" W	42.11
L27	S 00°00'00" E	76.52

LINE	BEARING	DISTANCE
L3	N 00°01'17" W	39.29
L4	N 90°00'00" W	99.45
L5	S 00°00'00" E	77.82
L6	N 90°00'00" W	136.50
L7	N 00°00'00" W	30.50
L8	N 90°00'00" E	112.12
L9	N 90°00'00" E	98.30
L10	S 00°00'00" E	30.50
L11	N 90°00'00" W	136.50
L12	N 00°00'00" W	30.50
L13	N 90°00'00" E	136.50
L14	S 89°26'55" W	91.95
L15	S 44°26'55" W	30.81
L16	N 44°26'55" W	30.81
L17	N 44°26'55" E	34.98

LEGEND

- TCDR TARRANT COUNTY DEED RECORDS
- OPRTRCT OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
- PRTRCT PLAT RECORDS TARRANT COUNTY TEXAS
- R.O.W. RIGHT-OF-WAY
- 1/2-IPS 1/2-INCH IRON PIN SET
- 1/2-IPF 1/2-INCH IRON PIN FOUND
- 5/8-IPF 5/8-INCH IRON PIN FOUND

COUNTY OF TARRANT (X)
STATE OF TEXAS (X)

OWNER'S CERTIFICATE

WHEREAS CSH Avenue at Lancaster, Ltd is the owner of a tract of land situated in the City of Fort Worth, Tarrant County, Texas, in the J. Balch survey, abstract no. 82, being a survey of Lot 2R1, Block A of Holman Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded as "Instrument No. D216295179 of the Plat Records of Tarrant County, Texas(PRTRCT)", being described by metes and bounds as follows:

BEGINNING at a bent 1/2-inch iron pin found at the northeast corner of said Lot 2R1, Block A, in the west right-of-way line of Meaders Street(north-south paved road); a 1/2-inch iron pin found bears North 89°18'17" West, 4.06 feet;

THENCE South 00°01'17" East, with the east line of said Lot 2R1 and the west right-of-way line of Meaders Street, 310.64 feet to a 1/2-inch iron pin set at the east-southeast corner of said Lot 2R1 ("DEED CALL South 00°00'00" East 310.62 feet); a 5/8-inch iron pin found with yellow plastic cap stamped "Terracorp" bears South 00°01'17" East, 10.00 feet;

THENCE South 44°44'53" West, with the southeast line of said Lot 2R1, 14.20 feet to a 1/2-inch iron pin set at the south-southeast corner of said Lot 2R1, in the north right-of-way line of Craig Street;

THENCE South 89°31'03" West, with the north right-of-way line of said Craig Street, 257.72 feet to a 1/2-inch iron pin found with plastic cap stamped "Moak Surv. Inc." ("DEED CALL South 89°39'37" West, 258.03 feet);

THENCE South 89°59'52" West, with the north right-of-way line of said Craig Street, 140.85 feet to a 1/2-inch iron pin set at the southwest corner of said Lot 2R1 and the southeast corner of Lot 1R2, Block A of said Holman Subdivision ("DEED CALL South 89°50'01" West, 140.57 feet);

THENCE North 00°03'50" East, with the west line of said Lot 2R1 and the east line of said Lot 1R2, 318.97 feet to a 1/2-inch iron pin set at the south-southwest corner of Lot 4-R recorded in volume 388-71, page 496 PRTRCT ("DEED CALL North 00°00'00" West, 319.62 feet);

THENCE North 89°26'55" East, passing 0.27 foot south of a 1/2-inch iron pin found at 97.50 feet and continuing in all, 408.10 feet ("DEED CALL North 89°32'49" East, 408.60 feet) to the PLACE OF BEGINNING and containing 3.000 acres or 130,692 square feet(as calculated).

COUNTY OF TARRANT (X)
STATE OF TEXAS (X)

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That CSH Avenue at Lancaster, Ltd does hereby adopt this plat designating the hereinabove described property as FINAL PLAT OF LOT 2R1R, BLOCK A, HOLMAN SUBDIVISION, BEING A REPLAT OF LOT 2R1, BLOCK A, HOLMAN SUBDIVISION, an addition to the City of Fort Worth, Tarrant County, Texas as recorded as instrument No. D216295179 Plat Records Tarrant County, Texas, and do hereby dedicate to the public use forever, the streets, rights-of-way, and easements as shown hereon, for mutual use and accommodation of the City of Fort Worth and all public utilities desiring to use or using same. All and any public utility and the City of Fort Worth shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of Fort Worth and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas.

WITNESS MY HAND, this 18 day of June, 2026.

Eleanor M.C. Fanning
Eleanor M.C. Fanning

Title: Executive Director of Manager of General Partner

STATE OF TEXAS: (X)

COUNTY OF TARRANT: (X)

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Eleanor M.C. Fanning known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 18 day of June, 2026.

[Signature]
Notary Public in and for the State of Texas



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

[Signature]
Bruce Geer, Registered Professional Land Surveyor No. 4117

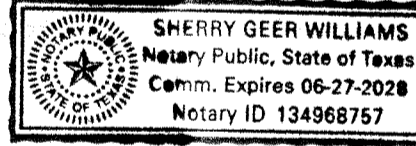
STATE OF TEXAS: (X)

COUNTY OF COLLIN: (X)

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 17th day of June, 2026.

[Signature]
Notary Public in and for the State of Texas



CITY OF FORT WORTH CASE NO. FS-26-009

FINAL PLAT OF LOT 2R1R, BLOCK A HOLMAN SUBDIVISION

BEING A REPLAT OF LOT 2R1, BLOCK A HOLMAN SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED AS INSTRUMENT NO. D216295179 PRTRCT 3.000 ACRES OR 130,692 SQUARE FEET J. BALCH SURVEY, ABSTRACT NO. 82 TARRANT COUNTY, TEXAS

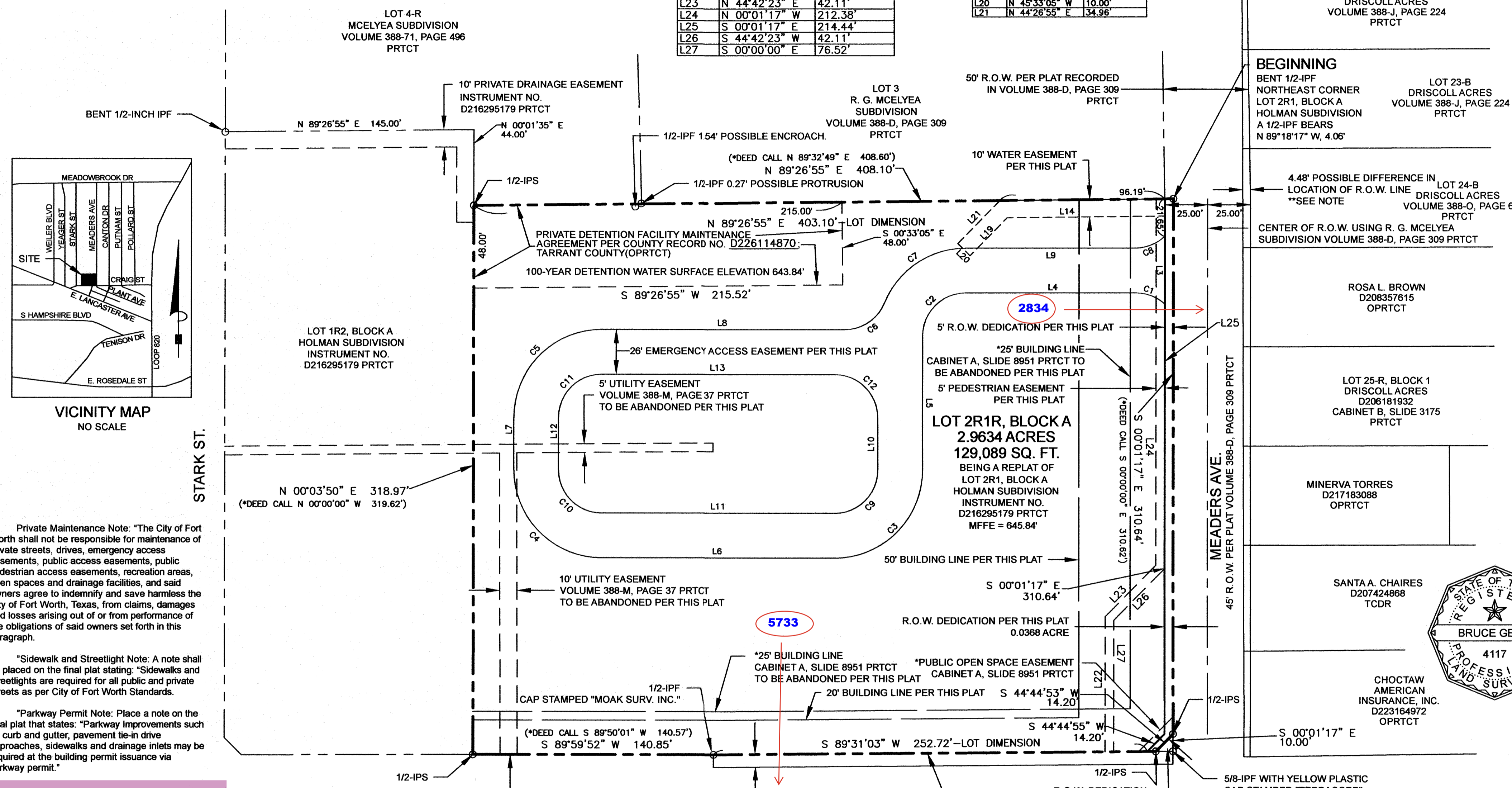
OWNER: CSH AVENUE AT LANCASTER, LTD
3701 KIRBY DRIVE, SUITE 860
HOUSTON, TEXAS 77058
713-562-6634
ADDRESS OF SITE: 5733 CRAIG STREET FORT WORTH, TEXAS 76112

BRUCE GEER
REGISTERED PROFESSIONAL LAND SURVEYOR
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
972-562-3959
brucegeer@sbglobal.net
FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

SHEET 1 OF 1

PLAT DATE: DECEMBER 4, 2025

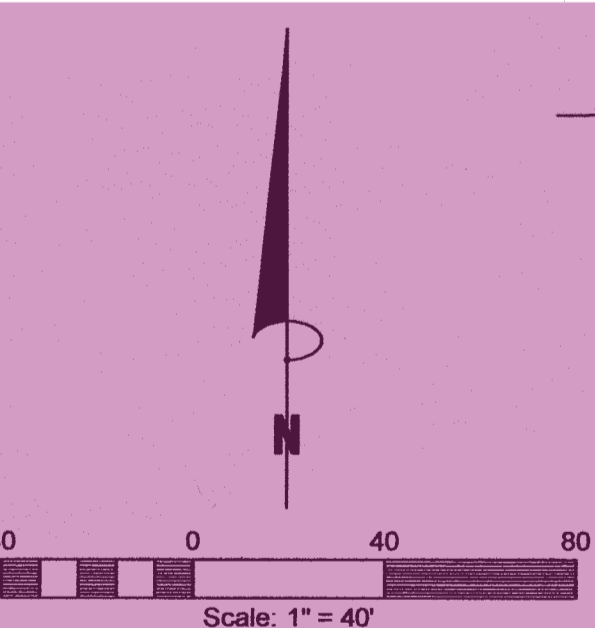
THIS PLAT FILED IN DOCUMENT NO. _____
DATE _____



Private Maintenance Note: "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.

Sidewalk and Streetlight Note: A note shall be placed on the final plat stating: "Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

Parkway Permit Note: Place a note on the final plat that states: "Parkway improvements such as curb and gutter, pavement, bench drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit."



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: 06/24/2026

BY: *[Signature]*
CHAIRMAN

BY: *[Signature]*
SECRETARY

ZONING: "PD/D" PLANNED DEVELOPMENT DISTRICT WITH A BASE ZONING OF "D" HIGH DENSITY MULTIFAMILY

ACCORDING TO FEMA MAP NO. 48439C0338K, DATED 9-25-2009, LOT 2R1R, BLOCK A SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

FROM THE PLACE OF BEGINNING SHOWN TO THE APPROXIMATE SOUTHWEST CORNER OF THE J. BALCH SURVEY, ABSTRACT NO. 82, IT IS S 73° W, 1293'

THE PURPOSE OF THIS REPLAT IS TO ABANDON CERTAIN EASEMENTS AND BUILDING LINES AND TO DEDICATE NEW STREET RIGHT-OF-WAY, FIRE LANE, AND A UTILITY EASEMENT.

*NOTE: PLAT OF DRISCOLL ACRES IS VOLUME 309, PAGE 65 PRTRCT DOES NOT STATE A RIGHT-OF-WAY WIDTH FOR MEADERS AVENUE. THE PLAT OF THE R. G. MCELVEA SUBDIVISION VOLUME 388-D, PAGE 309 PRTRCT STATES A 45 FOOT RIGHT-OF-WAY FOR MEADERS AVENUE WITH AN ADDITIONAL 5 FEET OF RIGHT-OF-WAY DEDICATION ON THE WEST SIDE OF MEADERS AVENUE. THE OVERALL 50 FOOT RIGHT-OF-WAY ESTABLISHED FOR MEADERS AVENUE BY USING THE R. G. MCELVEA SUBDIVISION IS SHOWN ON THIS PLAT. WE MAPPED SOME IRON RODS AT LOT CORNERS FOUND IN THE SAID DRISCOLL ACRES ADDITION AND SHOW A LINE ESTABLISHED FOR THE EAST RIGHT-OF-WAY LINE OF MEADERS AVENUE BY USING THESE IRON RODS. WE SHOW ON THIS PLAT A DIFFERENCE OF 4.8 FEET BETWEEN THESE TWO ESTABLISHED LINES. SINCE THE PLAT OF DRISCOLL ACRES DOES NOT SPECIFY A WIDTH ON MEADERS AVENUE, THE LINE WE ESTABLISHED FOR THE DRISCOLL ACRES EAST RIGHT-OF-WAY LINE FOR MEADERS AVENUE IS ONLY AN OPINION OF POSSIBLY WHERE THIS LINE IS LOCATED.

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 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

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".

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.

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.

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.