

**UTILITY EASEMENTS**  
Any public utility, including the City of Fort Worth, shall have the right to move and keep well maintained 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 AND STREETLIGHT**  
Sidewalks and streetlights 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.

**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.

**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 recordation 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 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.

**PARKWAY PERMIT**  
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.

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

**NOTE**  
The city of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easement, public pedestrian access easements, recreating 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.

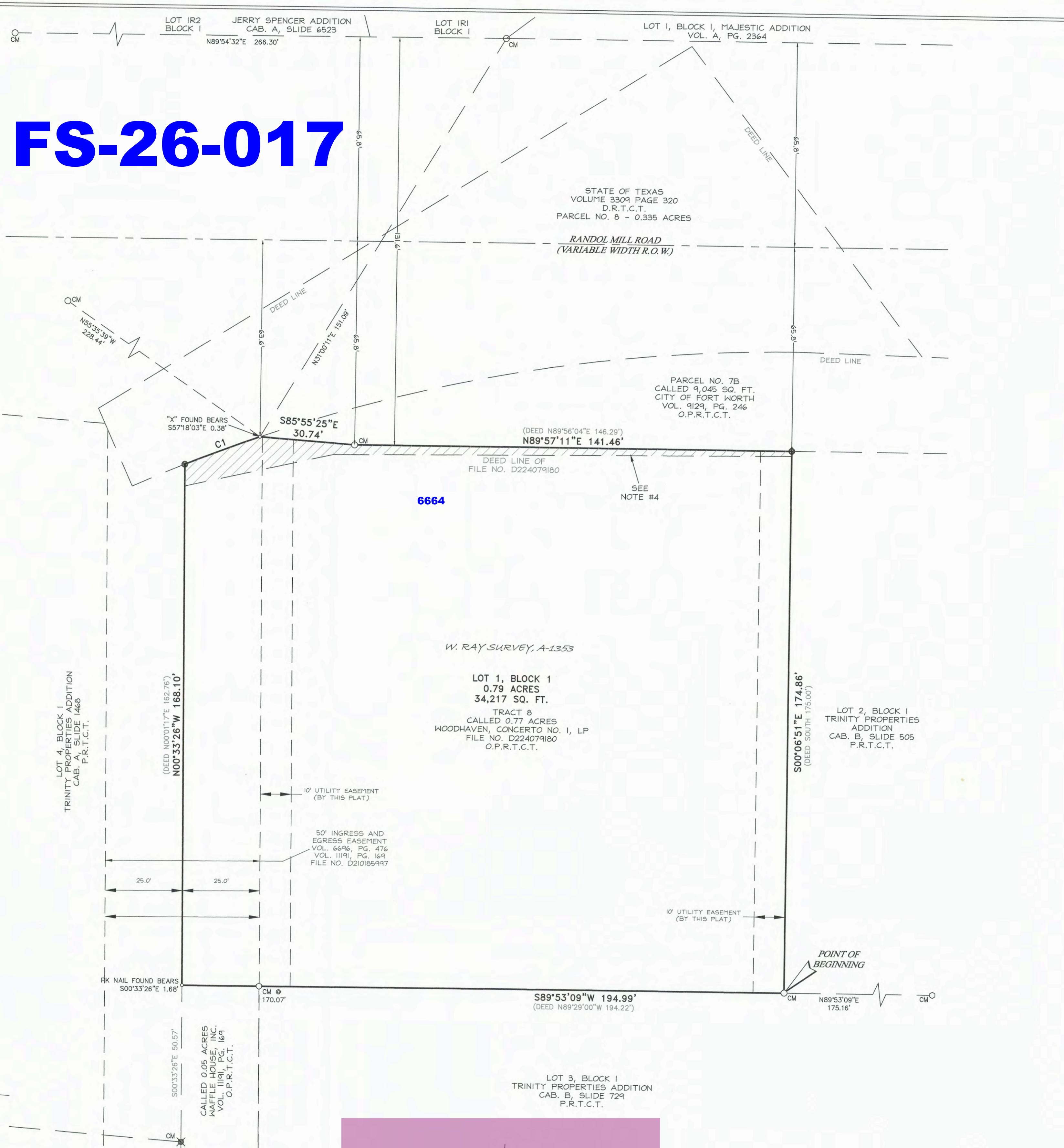
**LAND USE TABLE**  
GROSS/NET ACRE: 0.79 ACRES  
NO RIGHT OF WAY DEDICATION  
ZONED: "G" INTENSIVE COMMERCIAL

**LEGEND**

- CM CONTROLLING MONUMENT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- SO. FT. = SQUARE FEET

**NOTES:**

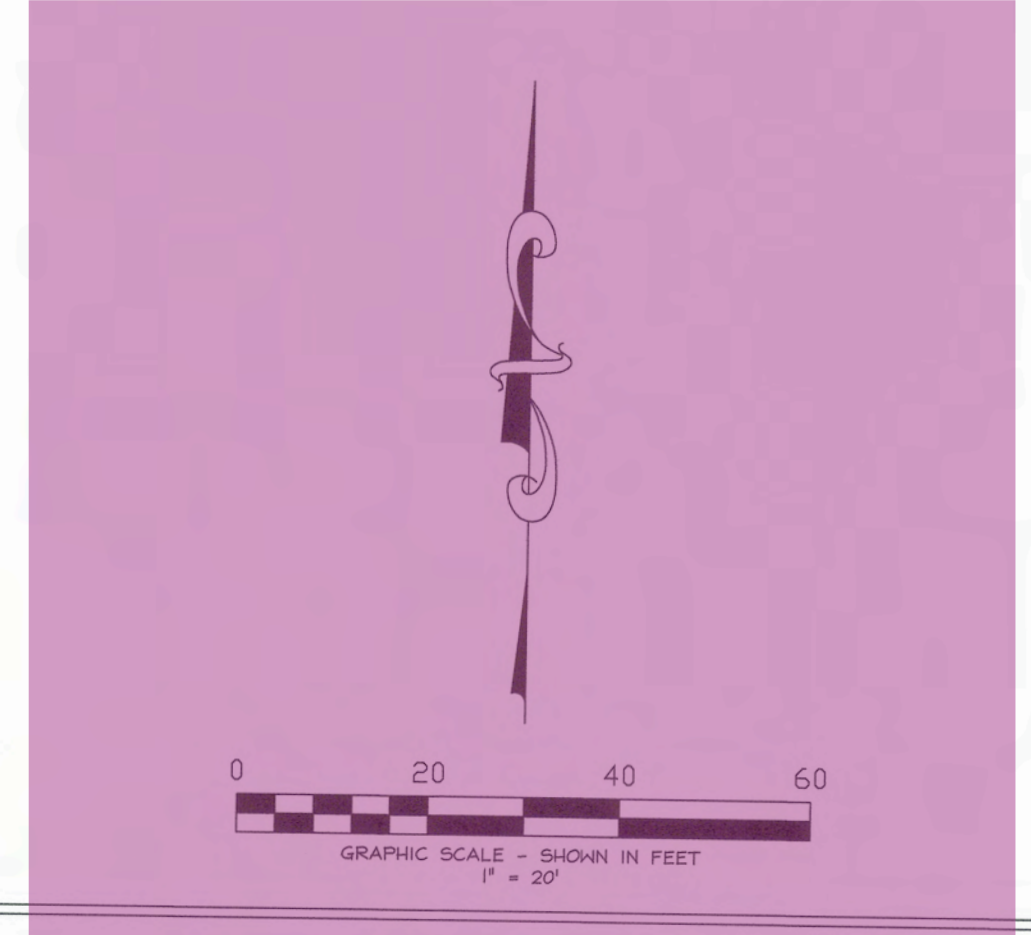
- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
- No easement record search was made by this office concerning this property.
- The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48439C0215L, dated March 21, 2019. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
- Conflicting location of right-of-way lines per subject deed (called 0.77 acres File No. D224079180) and the right-of-way deeds to City of Fort Worth and State of Texas as shown hereon. City of Fort Worth and State of Texas deeds used for right-of-way lines and boundary shown hereon. Possible area of conflict.



**FORT WORTH CITY PLAN COMMISSION**  
CITY OF FORT WORTH, TEXAS  
THIS PLAT IS ONLY VALID IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 7/02/2026

BY: [Signature] CHAIRMAN  
BY: [Signature] SECRETARY



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	522.96'	25.86'	2°50'00"	N69°05'59"E	25.86'

**OWNER/DEVELOPER**  
WOODHAVEN, CONCERTO NO. 1, LP  
WILL NORTHERN  
813 HEMPHILL STREET  
FORT WORTH, TEXAS 76104  
PHONE NUMBER: 817-454-0506  
will@rescendodevelopment.com

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
07/02/2026 11:37 AM

D228128457  
PLAT  
Pages: 2  
Fees: \$89.00

Mary Louise Nicholson  
COUNTY CLERK

This plat recorded in:  
DOCUMENT NO: \_\_\_\_\_ DATE: \_\_\_\_\_

**FINAL PLAT**  
WH CORNER  
Lot 1, Block 1  
0.79 ACRES in the  
W. Ray Survey, Abstract No. 1353  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS  
One Intensive Commercial Lot

CASE NUMBER: FS-26-017

6604 RANDOL MILL ROAD  
FORT WORTH, TEXAS

DATE: 06/16/2026  
SCALE: 1" = 20'  
JOB NO.: 2026-014  
CLIENT: CRESCENDO DEVELOPMENT LLC  
TECHNICIAN: AMN

BY-LINE SURVEYING LLC  
P.O. BOX 834  
EMERY, TX 75440  
Ph: (903) 473-5150  
Firm No: 10194233  
www.bylinesurveying.com  
Tina Y. Hogue, R.P.L.S. No. 6746  
Email: tby@bylinesurveying.com

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

WHEREAS, Woodhaven, Concerto No. 1, LP is the sole owner of a lot, tract or parcel of land situated in the H. Ray Survey, Abstract No. 1353, Tarrant County, Texas, and said tract being known as all of that called 0.77 acres of land described as Tract 8 in a deed to Woodhaven, Concerto No. 1, LP as recorded in File No. D224079180 of the Official Public Records of Tarrant County, Texas, and being further described as part of that called 13.4804 acres of land County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being further described as follows:

BEGINNING at a 5/8 inch steel rod found at the Southeast corner of said 0.77 acres, at the Southwest corner of Lot 2, Block 1 of the Trinity Properties Addition as recorded in Cabinet B, Slide 505 of the Plat Records of Tarrant County, Texas, and being in the North line of Lot 3, Block 1 of the Trinity Properties Addition as recorded in Cabinet B, Slide 274 of the Plat Records of Tarrant County, Texas, and from which a 1/2 inch steel rod found bears North 84 degrees 55 minutes 09 seconds East, 175.16 feet for witness;

THENCE South 84 degrees 55 minutes 09 seconds West, along the South line of said 0.77 acres and the North line of said Lot 3, passing at 170.07 feet to a 1/2 inch steel rod found at the Northwest corner of said Lot 3 and at the Northeast corner of a called 0.05 acres of land described in a deed to Haffle House, Inc. as recorded in Volume 1181, Page 164 of the Official Public Records of Tarrant County, Texas, continuing along the South line of said 0.77 acre tract and the North line of said 0.05 acre tract for a total distance of 194.99 feet to a point at the Southwest corner of said 0.77 acre tract, as recorded in Cabinet A, Slide 1468 of the Plat Records of Tarrant County, Texas, from which a PK nail found bears South 00 degrees 33 minutes 26 seconds East, a distance of 1.68 feet for witness and from which a PK nail found at the Southeast corner of said Lot 4 bears South 00 degrees 33 minutes 26 seconds East, a distance of 50.57 feet for witness;

THENCE North 00 degrees 33 minutes 26 seconds West, along the West line of said 0.77 acre tract and the East line of said Lot 4, a distance of 163.10 feet to a 1/2 inch steel rod found at the Northwest corner of said Lot 3 and at the Northeast corner of the Official Public Records of Tarrant County, Texas, as recorded in Volume 1181, Page 164 of the Official Public Records of Tarrant County, Texas, at the intended Northeast corner of said Lot 4, and at the beginning of a curve to the right, with a radius of 522.96 feet, a delta angle of 02 degrees 50 minutes 00 seconds, the chord of which bears North 64 degrees 05 minutes 59 seconds East, for a chord distance of 25.86 feet;

THENCE along the South line of said 0.335 acres and the arc of said curve, for an arc length of 25.86 feet to a point for corner at the West corner of that called 9,045 square feet of land described as Parcel 7B in a deed to the City of Fort Worth as recorded in Volume 1024, Page 246 of the Deed Records of Tarrant County, Texas, from which a "x" found bears South 57 degrees 15 minutes 03 seconds East, 0.38 feet for witness and from which a 5/8 inch steel rod found bears North 55 degrees 35 minutes 39 seconds West, 228.44 feet for witness and from which a 5/8 inch steel rod found bears North 31 degrees 00 minutes 11 seconds East, 151.04 feet for witness;

THENCE South 85 degrees 55 minutes 25 seconds East, along the South line of said 9,045 square feet, a distance of 30.74 feet to a 5/8 inch steel rod found at an angle point of said 9,045 square feet;

THENCE North 89 degrees 57 minutes 11 seconds East, along the South line of said 9,045 square feet, a distance of 141.46 feet to a "x" set in concrete at Northeast corner of said 0.77 acres and at the Northwest corner of said Lot 2;

THENCE South 00 degrees 33 minutes 26 seconds East, along the East line of said 0.77 acres and the West line of said Lot 2, a distance of 174.86 feet to the POINT OF BEGINNING AND CONTAINING 0.79 acres or 34,217 square feet of land.

**OWNER'S DEDICATION**  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Will Northern, a representative for Woodhaven, Concerto No. 1, LP, acting by and through the undersigned, it's duly authorized agent, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK 1, WH CORNER, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown hereon.

WITNESS, my hand at Dallas County, Texas, this 22 day of June, 2026.

By: Woodhaven, Concerto No. 1, LP  
[Signature]  
Will Northern

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 22 day of June, 2026.

[Signature]  
Notary Public in and for the State of Texas  
My Commission expires: 10-31-28

**SURVEYOR'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF RAINS

That I, Tina Y. Hogue, a REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 14955, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a), (b), (c), (d), & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

This 22 day of June, 2026.

[Signature]  
Tina Y. Hogue  
Registered Professional Land Surveyor No. 6746

STATE OF TEXAS  
COUNTY OF RAINS

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Tina Y. Hogue, Registered Professional Land Surveyor No. 6746, State of Texas, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 22 day of June, 2026.

[Signature]  
Notary Public in and for the State of Texas  
My Commission expires: 11-9-26

MARGARET LATTIMORE  
Notary Public #135153081  
My Commission Expires  
October 31, 2028



LAURA TEAGUE  
Notary Public, State of Texas  
Comm. Expires 11-09-2026  
Notary ID: 134058204