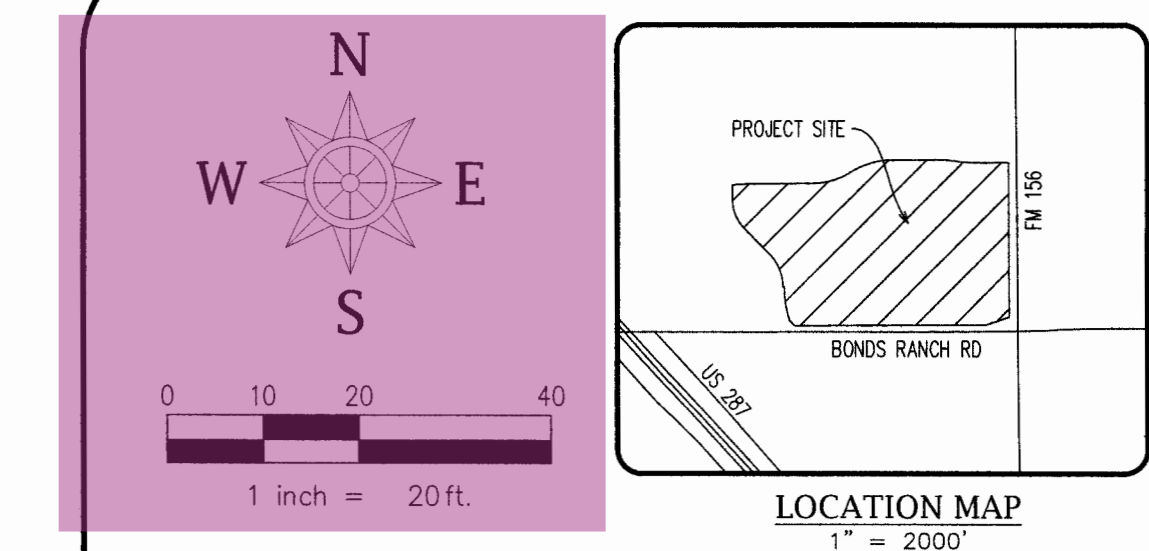




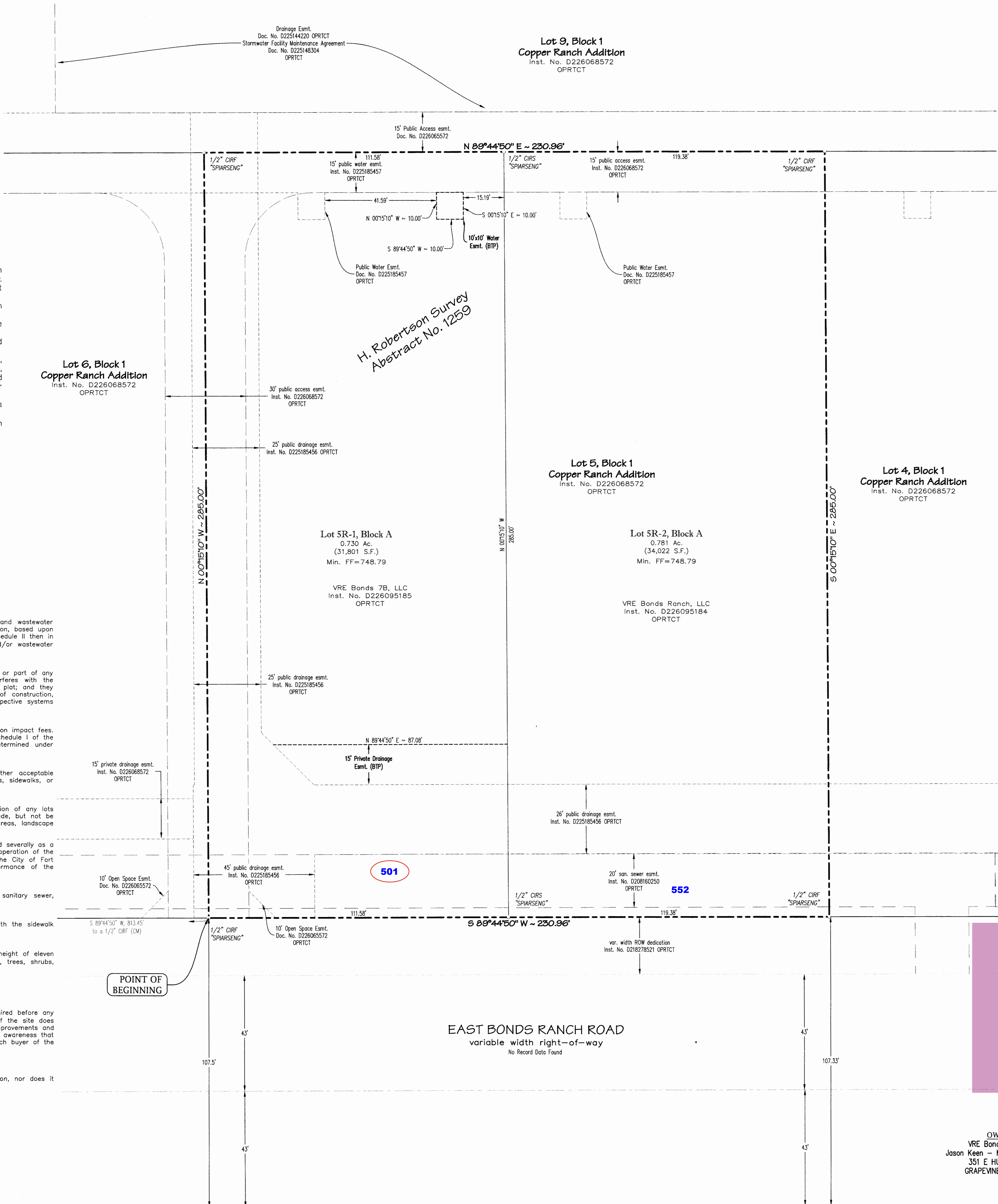
LEGEND	
(Not All Items May Be Applicable)	
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
Min. FF	MINIMUM FINISH FLOOR ELEVATION
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

- NOTES:
- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
 - Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - 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 area, 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 obligation of said owners set forth in this paragraph.
 - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.
 - Direct access to the FM 156/Blue Mound Road 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.

FS-26-096

- NOTES:
- 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 of the impact fee ordinance 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 easement 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.
- 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 on 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 the ordinance, and is due on the date a building permit is issued.
- Building Permits:**
No Building Permits shall be issued for any 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.
- 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 gates security entrances, recreation areas, landscape areas and open spaces; water and wastewater distribution
- 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 for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to identify 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.
- Construction Prohibited Over Easements:**
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, cable, or other utility easement of any type.
- 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".
- Public Open Space Easement:**
No Structure, object, or plant of any type may obstruct vision from a height of 24 inches to a height of eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.
- Parkways:**
Parkways (The strip between the sidewalk and the curb) will be maintained by adjacent landowner.
- 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.
- 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.



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, VRE Bonds Ranch, LLC and VRE Bonds 7B, LLC are the owners of a tract of land situated in the H. Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas, being all of Lot 5, Block 1, Copper Ranch Addition, recorded in Instrument No. D226068572, Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found on the north line of East Bonds Ranch Road, a public road, for the southwest corner of Lot 5 and the southeast corner of Lot 6;

THENCE N 00°15'10" W, 285.00 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found on the south line of Lot 9;

THENCE N 89°44'50" E, 230.96 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the northwest corner of Lot 4;

THENCE S 00°15'10" E, 285.00 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found on the north line of said East Bonds Ranch Road;

THENCE S 89°44'50" W, 230.96 feet along the north line thereof to the POINT OF BEGINNING with the subject tract containing 65,824 square feet or 1.511 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, VRE Bonds Ranch, LLC and VRE Bonds 7B, LLC, do hereby adopt this plat designating the hereinabove described property as Copper Ranch Addition, Lots 5R-1 and 5R-2, Block 1, an Addition to the City of Fort Worth, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

Witness our hands at TARRANT County, Texas, this 16 day of July, 2026.

VRE Bonds Ranch, LLC
By: *[Signature]*
Name: JASON KEEN
Title: PRINCIPAL

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared JASON KEEN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16 day of JULY, 2026.

[Signature]
Notary Public, State of Texas

VRE Bonds 7B, LLC
By: *[Signature]*
Name: JASON KEEN
Title: PRINCIPAL

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared JASON KEEN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16 day of JULY, 2026.

[Signature]
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Fort Worth, Texas.

Dated this the 16 day of July, 2026.

[Signature]
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16 day of July, 2026.

[Signature]
Notary Public, State of Texas

MELINDA HORTON
Notary ID #131173905
My Commission Expires June 17, 2029

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 Approved Date: 07/30/2026
By: Caroline Cranz (Jul 30, 2026 10:43:06 CDT) CHAIRMAN
By: Stephen Murray (Jul 30, 2026 10:43:32 CDT) SECRETARY

FINAL PLAT
COPPER RANCH ADDITION
LOTS 5R-1 & 5R-2, BLOCK 1
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SITUATED IN THE HENRY ROBERTSON SURVEY,
ABSTRACT NO. 1259
1.511 Acres

OWNER
VRE Bonds 7B, LLC
Jason Keen – Managing Member
351 E. HUDGINS ST.
GRAPEVINE, TX 76051

OWNER
VRE Bonds Ranch, LLC
Jason Keen – Managing Member
351 E. HUDGINS ST.
GRAPEVINE, TX 76051

APPLICANT
Verdad Real Estate
351 E. Hudgins Street
Grapevine, TX 76051
Telephone: (972) 422-0077
Contact: Moises Castro

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
3575 Lone Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (972) 422-0077
Contact: Tyler Barnett

LT. Thornton
07/28/2026

This plat filed in County Clerk's Document No. _____ Date _____ Scale: 1" = 20' July 2026 SEI Job No. 23-216