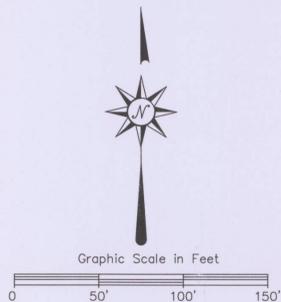


ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- H.O.A. HOME OWNERS ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT

- LEGEND**
- PROPERTY CORNER
 - INTERIOR PROPERTY CORNER



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 filing 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 II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

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, streetlights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Covenants or Restrictions are Unaltered

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.

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 permission of anyone.

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/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood plain. Where construction is permitted all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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 Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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 all 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, shall be prepared and submitted by the party(s) wishing to construct within the flood plain. Where construction is permitted all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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 gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/cubhouse/exercise buildings and facilities.

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 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.

The tree preservation ordinance of the City of Fort Worth 18615-05-2009 applies.

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.

A FLOOD STUDY PERFORMED BY LOPEZ GARCIA GROUP (2005) (CITY FILE #P-05-075-CLM) INDICATES THAT NONE OF THIS PROPERTY IS WITHIN A FLOODPLAIN AS SHOWN PER LOMR DATED FEB. 5, 2010.

AVIGATION EASEMENT AND RELEASE

Whereas, Matador Ranch Partners, LTD., through the adoption of this plat, does hereby grant and convey an avigation easement to the Sycamore Air Strip as recorded in Document Number D206011996, Deed Records Tarrant County, Texas.

Transportation Impact Fee

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 collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

NOTES

- Unless otherwise noted, all corners shown herein are 1/2" iron rods set with a cap stamped "SPRY 5647".
- According to the Flood Insurance Rate Map No. 4843900430 K, published by the Federal Emergency Management Agency, dated February 05, 2010, a portion of the surveyed property shown herein lies within the special flood hazard area shaded "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits.
- All building lines, easements and bearings shown herein are according to the Plat of Matador Addition recorded under Document Number D215163613, in the Plat Records of Tarrant County, Texas, unless otherwise noted.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located on, under or near the subject property.
- Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: 2/5/2016

By: Amalita P. Borner
Secretary



OWNER: Matador Commercial Partner, Ltd. 6617 Precinct Line Rd. Suite 200 North Richland Hills, TX 76180 Ph: _____

ENGINEER: Hamilton Duffy, P.C. E.S.&C.M., Inc. 8241 Mid-Cities Blvd., Ste.100 North Richland Hills, TX 76182 Phone: 817-268-0408 Fax: 817-284-8408

SURVEYOR: Spry Surveyors 8241 Mid-Cities Blvd., Ste.100 North Richland Hills, TX 76182 Phone: 817-494-6359 Firm Reg. No. 10112000

SPRY PROJECT NO. 034-094-12
CITY OF FORT WORTH CASE NO. FS-15-236
DATE: JANUARY 2016
THIS PLAT WAS FILED IN DOCUMENT NO. D216024787 ON DATE 2/5/2016

FS15-236

A REPLAT OF
LOTS 27R, 28R, & 29R, BLOCK 2 AND LOT 1R, BLOCK 9
MATADOR ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, BEING A REPLAT OF LOTS 27, 28, & 29, BLOCK 2 MATADOR ADDITION, RECORDED IN DOCUMENT NUMBER D215163613, AND LOT 1, BLOCK 9, MATADOR RANCH ADDITION, RECORDED IN DOCUMENT NUMBER D206041116, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 8.445 ACRES AND 367,861 SQUARE FEET IN THE J. JENNINGS SURVEY, A-873 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF TARRANT

Whereas Matador Commercial Partners, Ltd. is the owner of all that certain 22,900 Square Feet of land, which is all of Lots 27, 28, and 29, Block 2, Matador Addition, recorded in Document Number D215163613, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and Matador Ranch Partners, LTD is the owner of all that certain 7,921 acres of land, which is all of Lot 1, Block 9, Matador Ranch Addition, recorded in Document Number D206041116, P.R.T.C.T., which is a total of 8.445 acres and 367,861 square feet of land, in the J. Jennings Survey, A-873, City of Fort Worth, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on Matador Addition plat);

BEGINNING at a 1/2" iron rod with a cap stamped "3946" found for the northeast corner of said Lot 1, block 9, Matador Ranch Addition, from which a 1/2" iron rod found for the northwest corner of said Lot 1, block 9, Matador Ranch Addition, bears North 89° 54' 28" West - 65.00', in the south right-of-way line of Joyner Ranch Road (50' right-of-way);

THENCE North 89° 54' 28" East - 601.57' along the south right-of-way line of said Joyner Ranch Road to the northeast corner of the southwest intersection corner dip of said Joyner Ranch Road and Crowley Road (a.k.a. F.M. 731 - 120' right-of-way), which is a point for curvature to the right having a central angle of 89° 56' 13", a radius of 20.00', and a chord and bearing distance of South 44° 56' 21" East - 28.27';

THENCE along said curve to the right an arc distance of 31.39' to the southeast corner of said corner clip, in the west right-of-way line of said Crowley Road;

THENCE South 00° 01' 45" West - 479.99' along the west right-of-way line of said Crowley Road, to a point for corner of the herein described tract, common to the northeast corner of a tract of land conveyed to Matador Ranch Partners, LTD, recorded in Document Number D204145077, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE South 63° 30' 21" West - 223.61' departing the west right-of-way line of said Crowley Road, to a point for corner of the herein described tract;

THENCE South 00° 01' 53" West - 190.00' to a point for corner of the herein described tract, in the east property line of a tract of land conveyed to William Ted Tate, recorded in Volume 9892, Page 2145, D.R.T.C.T.;

THENCE North 00° 08' 20" East - 347.24' (called 346.99') to the northeast corner of said William Ted Tate tract;

THENCE North 89° 51' 40" West passing at a distance of 0.55' a 1/2" iron rod found, and passing at a distance 283.23' a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southeast corner of said Lot 29, Block 2, Matador Addition, continuing for a total distance of 425.84' to a 1/2" iron rod found for a point for corner of the herein described tract, common to the northwest corner of said William Ted Tate Tract;

THENCE South 89° 55' 56" West - 22.47' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of said Lot 27, Block 2, Matador Addition;

THENCE North 00° 05' 32" East - 162.55' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northwest corner of said Lot 27, Block 2, Matador Addition, in the south right-of-way line of Leonard Ranch Road (50' right-of-way);

THENCE South 89° 54' 28" East - 64.84' along the south right-of-way line of said Leonard Ranch Road to a point for corner of the herein described tract, on a point of a curve to the left having a central angle of 179° 42' 14", a radius of 50.12', and a chord bearing and distance of South 89° 54' 28" East - 100.25';

THENCE along said curve to the left an arc distance of 157.21' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for a point for corner of the herein described tract;

THENCE North 00° 05' 32" East passing at a distance of 165.00' a 1/2" iron rod with a cap stamped "3946" found for the northeast corner of Lot 7, Block 3, of said Matador Addition, common to the southeast corner of Lot 14, Block 2, of said Matador Ranch Addition, continuing for a total distance of 280.00' to the POINT OF BEGINNING and containing 8.445 acres and 367,861 Square Feet of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Matador Commercial Partners, Ltd., and Matador Ranch Partners, LTD, by SHW, LLC a Texas Limited Liability Company, its General Partner, the Owner, acting by and through its duly authorized officers, does hereby adopt this plat designating the herein before described property as **Lots 27R, 28R, & 29R, Block 2, and Lot 1R, Block 9, Matador Addition**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

Witness our hands this 29th day of JANUARY, 2016.

Mark D. Wood SECRETARY / MEMBER
Signature Title

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Mark Wood**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 29th day of JANUARY, 2016.

Notary Signature Notary Stamp:

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Texas.

Surveyor's Signature: D. Lewis 1/29/16

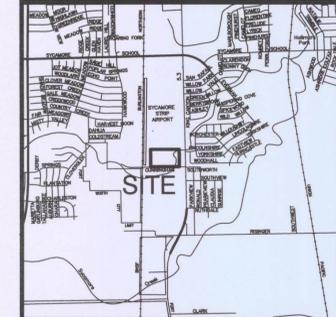
Notary Signature Notary Stamp:

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

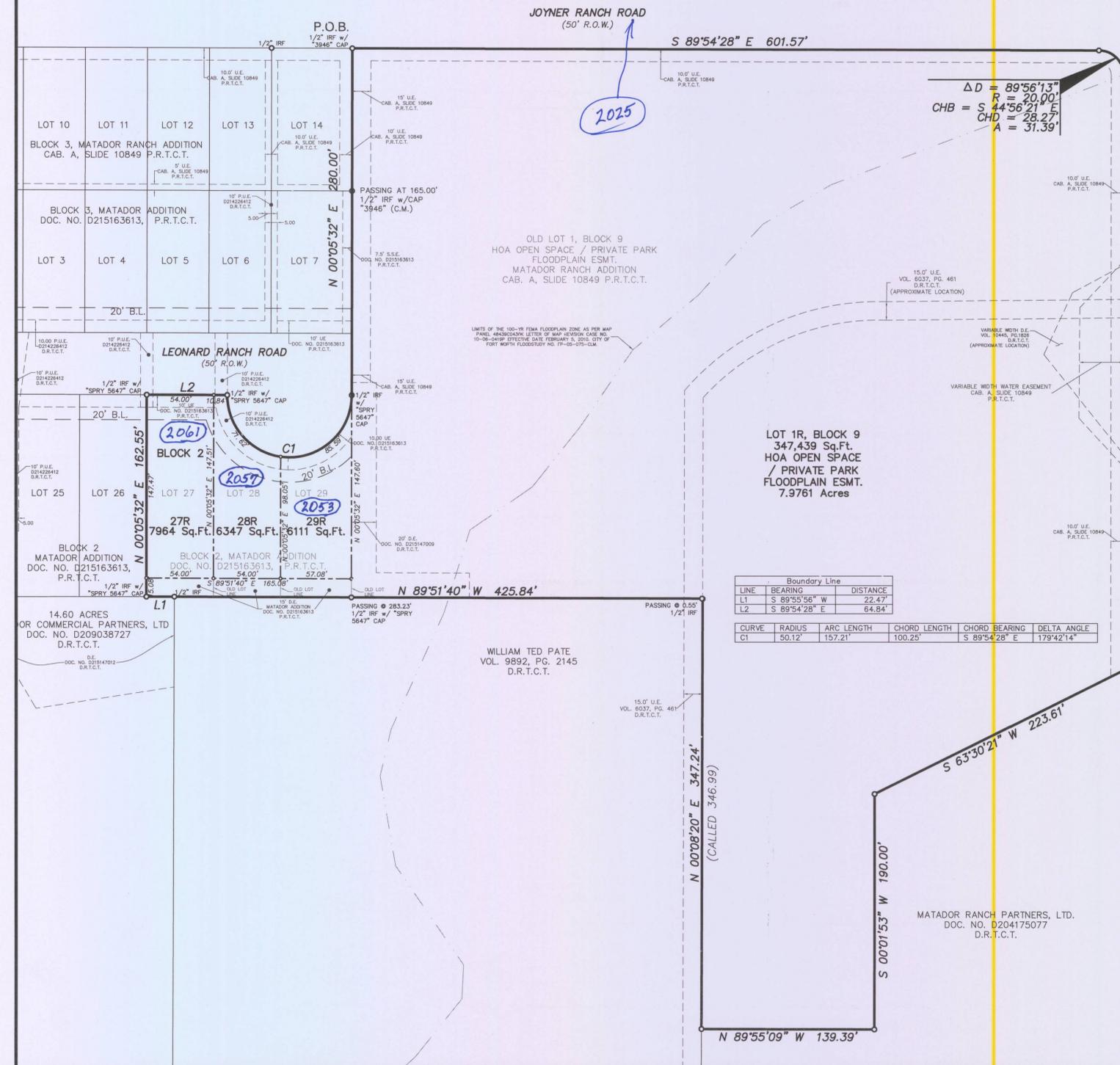
Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **DAVID CARLTON LEWIS**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 29th day of JANUARY, 2016.

Notary Signature Notary Stamp:



VICINITY MAP
NOT TO SCALE



2025

2025

2061

2057

2053

14.60 ACRES
OR COMMERCIAL PARTNERS, LTD
DOC. NO. D209038727
D.R.T.C.T.

WILLIAM TED PATE
VOL. 9892, PG. 2145
D.R.T.C.T.

MATADOR RANCH PARTNERS, LTD.
DOC. NO. D204175077
D.R.T.C.T.