

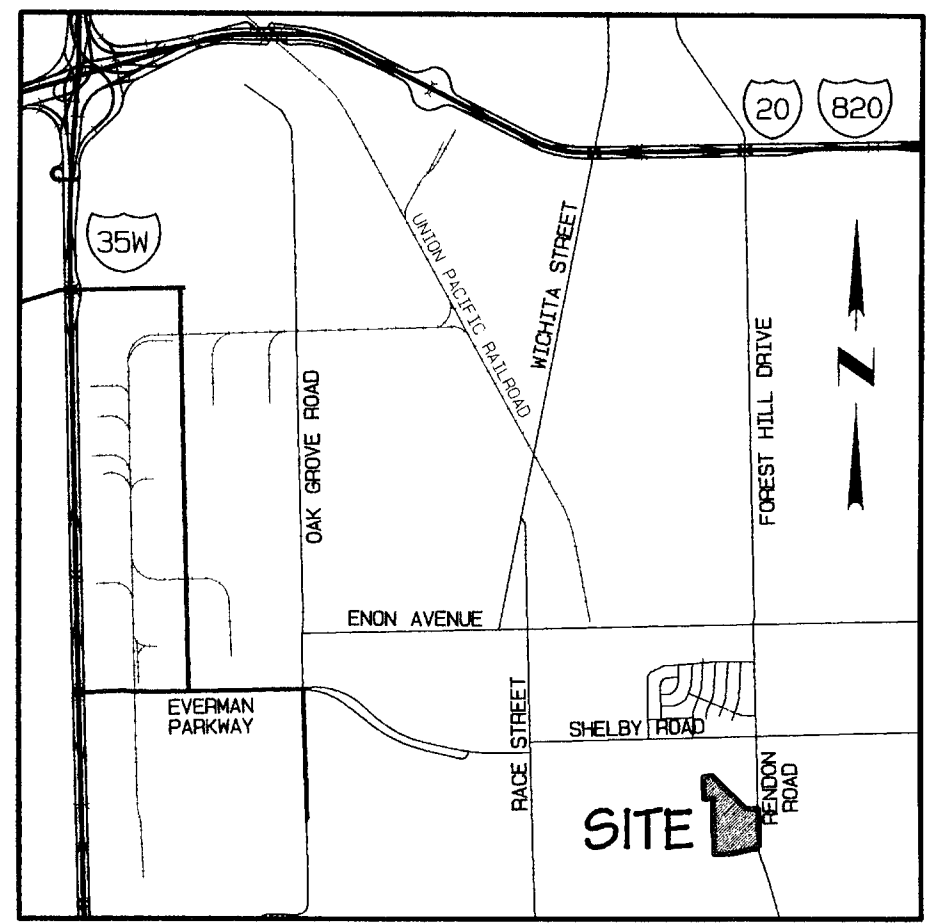
FP-18-134

LEGEND

| | |
|--------------|--|
| R.O.W. | RIGHT OF WAY |
| B.L. | BUILDING LINE |
| U.E. | UTILITY EASEMENT |
| SQ. FT. | SQUARE FEET |
| VOL. | VOLUME |
| PG. | PAGE |
| D.R.T.C.T. | DEED RECORDS, TARRANT COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| | STREET NAME CHANGE |

FORT WORTH
FIRE DEPARTMENT

Eng D Hood 8/13/2025

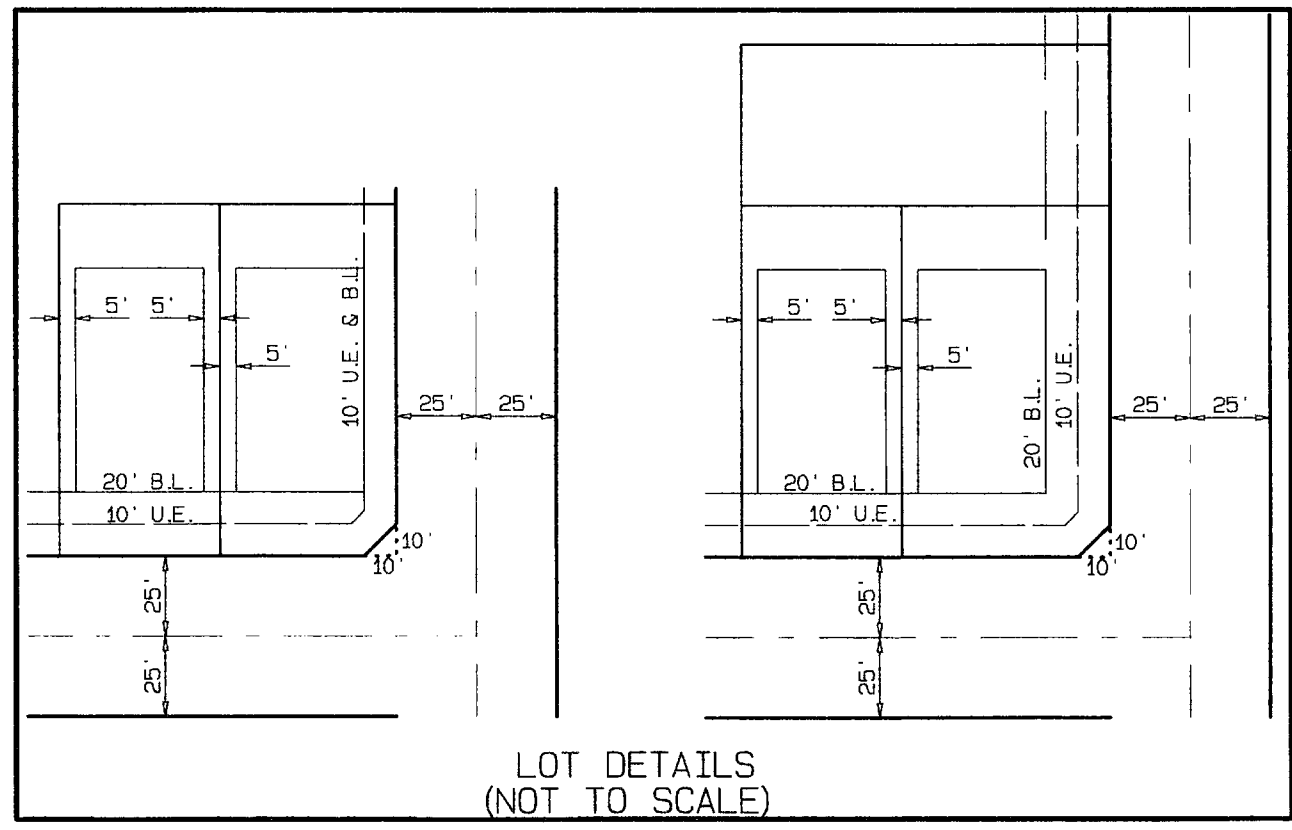


VICINITY MAP
(NOT TO SCALE)

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S87°39'08"W | 54.11' |
| L2 | S39°46'03"W | 21.58' |
| L3 | N45°34'15"W | 14.14' |
| L4 | N44°25'45"E | 14.14' |
| L5 | N00°34'15"W | 50.00' |
| L6 | N45°34'15"W | 14.14' |
| L7 | N44°25'45"E | 14.14' |
| L8 | N00°34'15"W | 60.00' |
| L9 | N45°34'15"W | 14.14' |
| L10 | N44°25'45"E | 14.14' |
| L11 | N00°34'15"W | 50.00' |
| L12 | N45°34'15"W | 14.14' |
| L13 | N44°25'45"E | 14.14' |
| L14 | N00°34'15"W | 50.00' |
| L15 | N45°34'15"W | 14.14' |
| L16 | N44°25'45"E | 14.14' |
| L17 | N01°01'50"W | 50.00' |
| L18 | S44°30'20"W | 21.21' |
| L19 | N40°20'50"W | 19.51' |
| L20 | S09°56'34"E | 11.63' |
| L21 | N83°47'08"E | 15.48' |
| L22 | S00°30'57"E | 14.14' |
| L23 | N89°29'03"E | 14.14' |
| L24 | S45°29'40"E | 14.14' |
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| L27 | N44°30'20"E | 14.14' |
| L28 | N45°29'40"W | 14.14' |
| L29 | S44°30'20"W | 14.14' |
| L30 | S45°29'40"E | 14.14' |
| L31 | S37°41'12"W | 15.72' |

| CURVE TABLE | | | | | | |
|-------------|----------|------------|---------|---------------|---------|---------|
| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD | TANGENT |
| C1 | 1755.00' | 1°37'57" | 50.00' | S03°09'51"E | 50.00' | 25.00' |
| C2 | 1205.00' | 7°53'33" | 165.99' | S79°48'50"W | 165.86' | 83.13' |
| C3 | 1095.00' | 13°33'42" | 259.18' | S82°38'54"W | 258.58' | 130.20' |
| C4 | 525.00' | 35°14'41" | 322.95' | S72°56'55"E | 317.88' | 166.76' |
| C5 | 500.00' | 45°03'18" | 393.18' | S68°02'36"E | 383.13' | 207.39' |
| C6 | 160.00' | 44°56'42" | 125.51' | N66°57'24"E | 122.32' | 66.18' |
| C7 | 430.00' | 44°56'42" | 337.31' | N66°57'24"E | 328.73' | 177.87' |
| C8 | 125.00' | 44°58'43" | 98.13' | S68°00'19"E | 95.63' | 51.75' |
| C9 | 500.00' | 28°50'30" | 251.69' | N75°05'05"E | 249.04' | 128.57' |
| C10 | 700.00' | 28°45'55" | 351.43' | N75°02'48"E | 347.76' | 179.50' |
| C11 | 1000.00' | 13°33'42" | 236.69' | N82°38'54"E | 236.14' | 118.90' |
| C12 | 90.00' | 26°23'46" | 41.46' | N12°42'00"E | 41.10' | 21.11' |
| C13 | 1755.00' | 1°51'12" | 56.77' | S01°25'16"E | 56.77' | 28.39' |
| C14 | 1080.00' | 13°33'42" | 255.63' | S82°38'54"W | 255.03' | 128.41' |
| C15 | 4.50' | 180°00'00" | 14.14' | S00°29'40"E | 9.00' | |
| C16 | 4.50' | 180°00'00" | 14.14' | N00°29'40"W | 9.00' | |



FINAL PLAT

OF
LOTS 1-8, 9X, BLOCK 21, LOTS 1-20, BLOCK 22
LOTS 1-32, BLOCK 23, LOTS 1-32, BLOCK 24
LOTS 1-24, 25X-27X, BLOCK 25,
LOTS 28-42, 46X & 47X, BLOCK 28
ORCHARD VILLAGE
BEING
27.557 ACRES
SITUATED IN THE
SHELBY COUNTY SCHOOL LAND SURVEY
ABSTRACT No. 1375
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
131 RESIDENTIAL LOTS & 6 NON-RESIDENTIAL LOTS
AUGUST 2025

PREPARED BY:

GMcivil

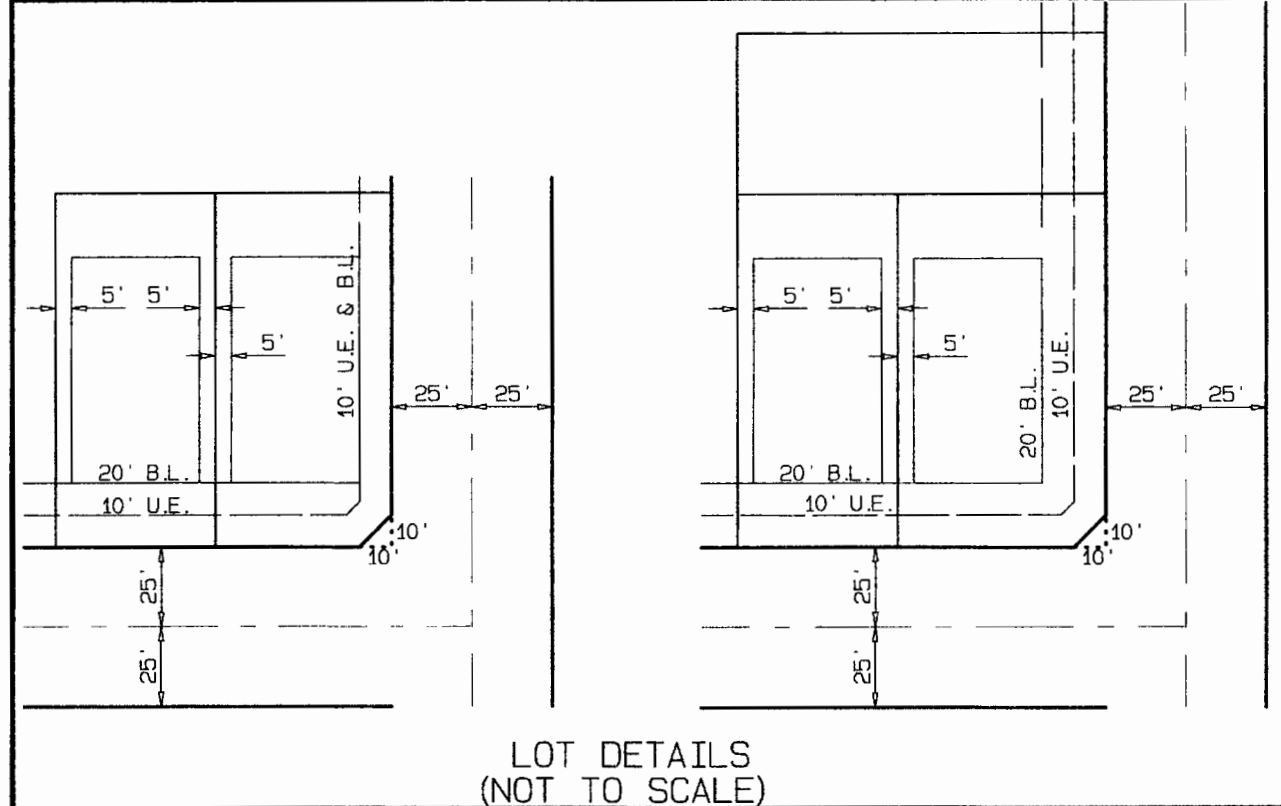
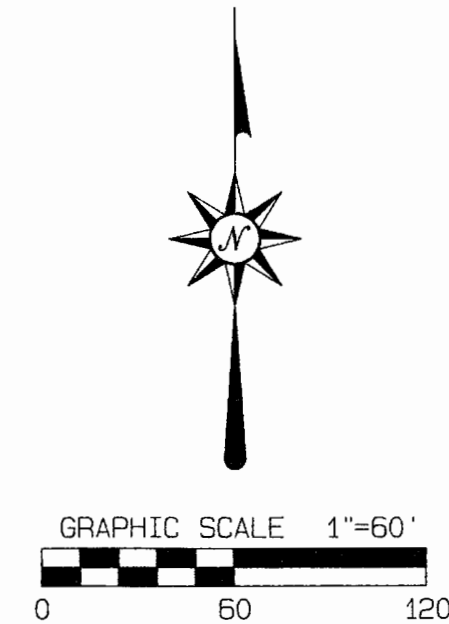
Engineering & Surveying
2559 SW Grapevine Pkwy.
Grapevine, Texas 76051
817-329-4073
TexEng Firm # F-2944 | TexEng Firm # 10021700

OWNER/DEVELOPER
ORCHARD FARMS VENTURES, LLC
405 Golfway W Drive
St. Augustine, FL 32095

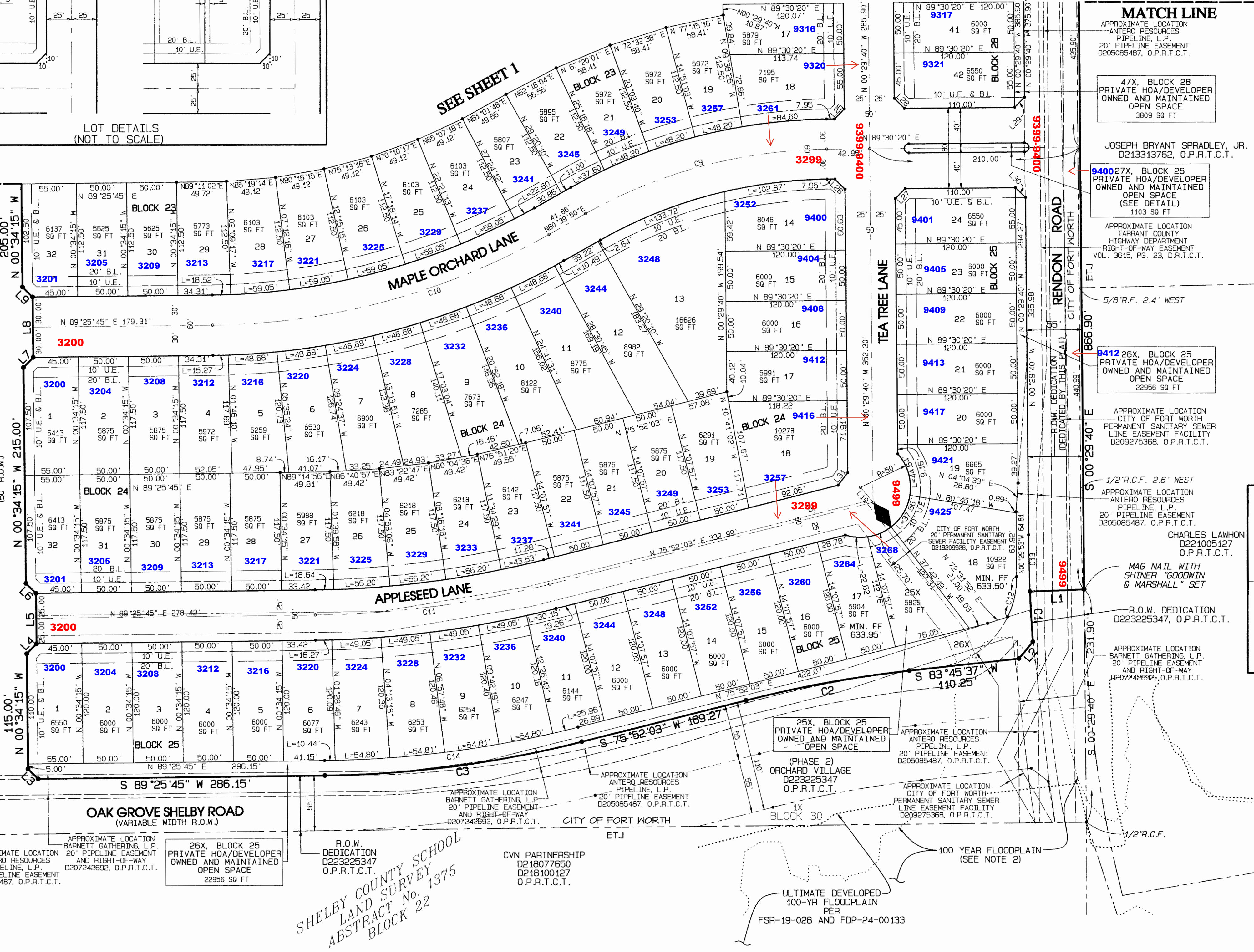
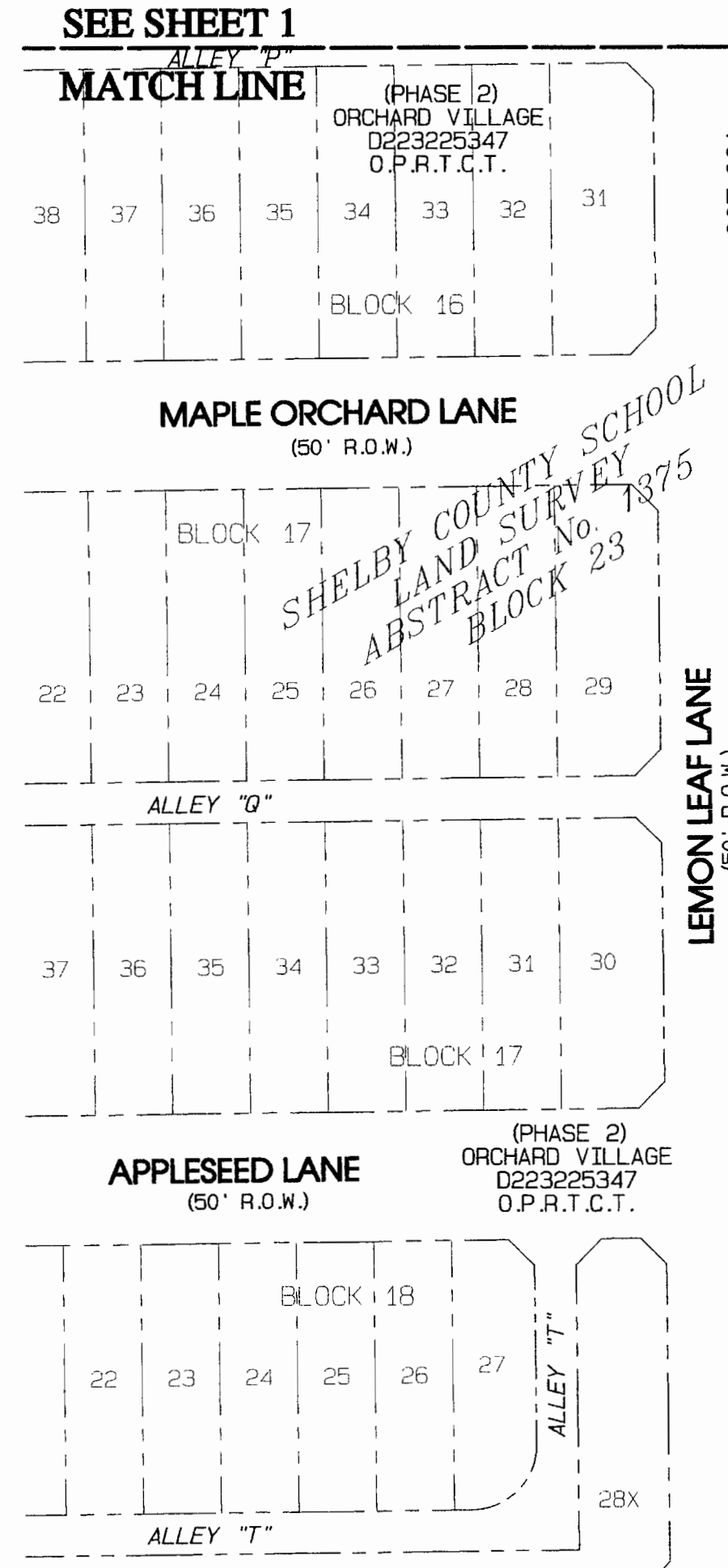
MATCH LINE
SEE SHEET 2

SEE SHEET 2

MATCH LINE
SEE SHEET 2

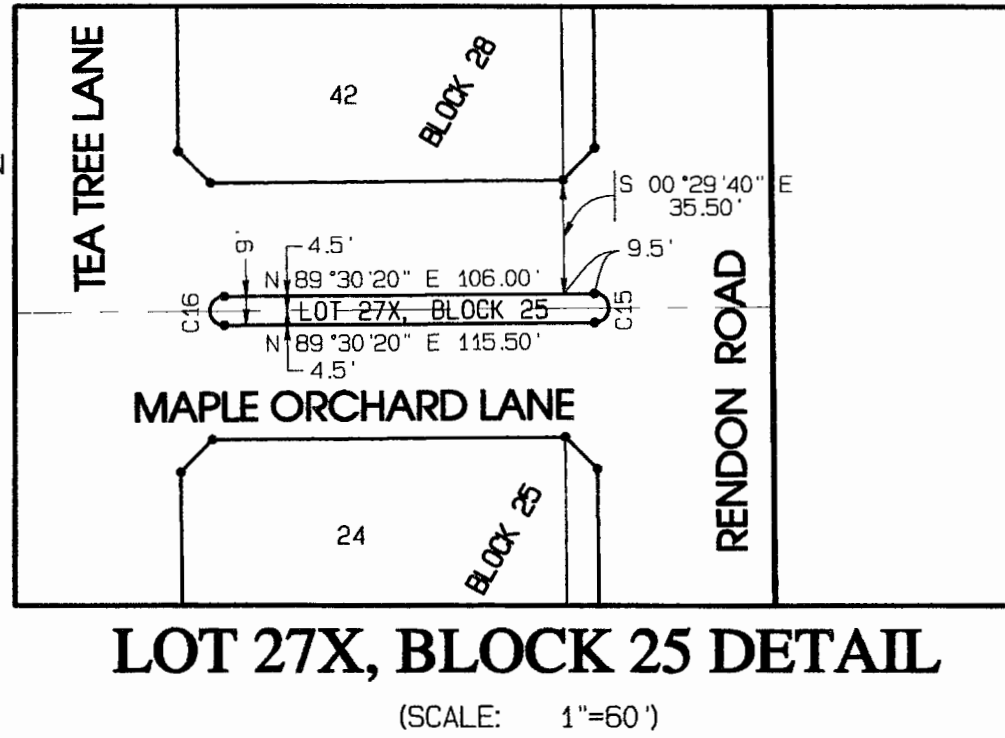


| LEGEND | |
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| C9 | 500.00' | 28°50'30" | 251.69' | N75°05'05"E | 249.04' | 128.57' |
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Eng D Hood 8/13/2025
Eng D Hood 8/13/2025, Aug 13, 2025 10:04 AM

OWNER/DEVELOPER
ORCHARD FARMS VENTURES, LLC
405 Golfway W Drive
St. Augustine, FL 32095

PREPARED BY:

Engineering & Surveying
2559 SW Grapevine Hwy.
Grapevine, Texas 76051
817-329-4373
TExEng Firm # F-2944 TExEng Firm # 10021700

PHASE 1B
FINAL PLAT CASE NO. FP-18-134
REFERENCE CASE NO. PP-17-041

FINAL PLAT
OF
LOTS 1-8, 9X, BLOCK 21, LOTS 1-20, BLOCK 22
LOTS 1-32, BLOCK 23, LOTS 1-32, BLOCK 24
LOTS 1-24, 25X-27X, BLOCK 25,
LOTS 28-42, 46X & 47X, BLOCK 28
ORCHARD VILLAGE
BEING
27.557 ACRES
SITUATED IN THE
SHELBY COUNTY SCHOOL LAND SURVEY
ABSTRACT No. 1375
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
131 RESIDENTIAL LOTS & 6 NON-RESIDENTIAL LOTS
AUGUST 2025
SHEET 2 OF 3

THIS PLAT FILED IN _____, DATED: _____

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS, ORCHARD FARMS VENTURES LLC, a Florida limited liability company, is the owner of a tract of land situated in Block 23 of the Shelby County School Land Survey, Abstract No. 1375, City of Fort Worth, Tarrant County, Texas, being a portion of that tract of land as described in deed to Orchard Farms Ventures LLC, recorded in D222061225, as corrected in D222295847, Official Public Records, Tarrant County, Texas (OPR/TCT), and being more particularly described as follows:

BEGINNING at a mag nail with shiner stamped GOODWIN & MARSHALL set at the location of a mag nail with shiner stamped JPH LAND SURVEYING previously found (now obliterated) in Rendon Road (R.O.W. varied) at the southeast corner of the final plat of Everman Junior High School #2 Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D209253723, OPR/TCT and the most easterly northeast corner of said Orchard Farms Ventures tract;

THENCE S 00°29'40" E, within said Rendon Road, along the east line of said Orchard Farms Ventures tract, a distance of 866.90 feet to a mag nail with shiner stamped GOODWIN & MARSHALL set at the most easterly northeast corner of the final plat of Orchard Village (Phase 2), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D223225347, OPR/TCT, from which a 1/2" rebar capped found at the southeast corner of said Orchard Village (Phase 2) bears S 00°29'40" E, 231.90 feet;

THENCES 87°39'08" W, across said Rendon Road, a distance of 54.11 feet to a 1/2" rebar capped GMCIVIL set (hereafter referred to as 1/2" rebar capped set) in the west line of said Rendon Road (R.O.W. per D223225347, OPR/TCT) at the beginning of a curve to the left, radial to said line;

THENCE Southeasterly, along the west line of said Rendon Road and said curve, having a radius of 1755.00 feet, a central angle of 01°37'57", an arc distance of 50.00 feet, and a chord that bears S 03°09'51" E, 50.00 feet to a 1/2" rebar capped set at the end of said curve and a R.O.W. clip corner;

THENCE S 39°46'03" W, non-tangent to said curve, along a R.O.W. clip line, a distance of 21.58 feet to a 1/2" rebar capped set at a R.O.W. clip corner in the north line of Oak Grove Shelby Road (variable width R.O.W. per D223225347, OPR/TCT);

THENCE along a reentrant line of said Orchard Village (Phase 2) and the north line of said Oak Grove Shelby Road, as follows:

S 83°45'37" W, a distance of 110.25 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the left;

Southwesterly, along said curve, having a radius of 1205.00 feet, a central angle of 07°53'33", an arc distance of 165.99 feet, and a chord that bears S 79°48'50" W, 165.86 feet to a 1/2" rebar capped set at the end of said curve;

S 75°52'03" W, tangent to said curve, a distance of 169.27 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the right;

Southwesterly, along said curve, having a radius of 1095.00 feet, a central angle of 13°33'42", an arc distance of 259.18 feet, and a chord that bears S 82°38'54" W, 258.58 feet to a 1/2" rebar capped set at the end of said curve;

S 89°25'45" W, tangent to said curve, a distance of 286.15 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

THENCE N 45°34'15" W, along a R.O.W. clip line, a distance of 14.14 feet to a 1/2" rebar capped set in the east line of Lemon Leaf Lane (50' R.O.W. per D223225347, OPR/TCT), being a reentrant corner of said Orchard Village (Phase 2);

THENCE along a reentrant line of said Orchard Village (Phase 2), as follows:

N 00°34'15" W, along the east line of said Lemon Leaf Lane, a distance of 115.00 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 44°25'45" E, along a R.O.W. clip line, a distance of 14.14 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 00°34'15" W, along a R.O.W. line, a distance of 50.00 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 45°34'15" W, along a R.O.W. clip line, a distance of 14.14 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 00°34'15" W, along the east line of said Lemon Leaf Lane, a distance of 215.00 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 44°25'45" E, along a R.O.W. clip line, a distance of 14.14 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 00°34'15" W, along a R.O.W. line, a distance of 60.00 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 45°34'15" W, along a R.O.W. clip line, a distance of 14.14 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 00°34'15" W, along the east line of said Lemon Leaf Lane, a distance of 205.00 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 44°25'45" E, along a R.O.W. clip line, a distance of 14.14 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 00°34'15" W, along a R.O.W. line, a distance of 50.00 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 45°34'15" W, along a R.O.W. clip line, a distance of 14.14 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 00°34'15" W, along the east line of said Lemon Leaf Lane, a distance of 200.00 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 44°25'45" E, along a R.O.W. clip line, a distance of 14.14 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 00°34'15" W, along a R.O.W. line, a distance of 50.00 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 45°34'15" W, along a R.O.W. clip line, a distance of 14.14 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 00°34'15" W, along the east line of said Lemon Leaf Lane, at a distance of 119.00 feet, passing a northeast corner of said Orchard Village (Phase 2) and a southeast corner of the final plat of Orchard Village (Phase 1A), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D223228848, OPR/TCT, continuing a total distance of 200.00 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

THENCE along the southerly line of said Orchard Village (Phase 1A), as follows:

N 44°25'45" E, along a R.O.W. clip line, a distance of 14.14 feet to a 1/2" rebar capped set at a R.O.W. clip corner;

N 01°01'50" W, along a R.O.W. line, a distance of 50.00 feet to a 1/2" rebar capped set at the northeast corner of Hedgestone Drive (50' R.O.W. per D223228848, OPR/TCT)

N 89°25'45" E, departing said Hedgestone Drive, a distance of 119.37 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the right, having a radius of 525.00 feet;

Southeasterly, along said curve, having a central angle of 35°14'41", an arc distance of 322.95 feet, and a chord that bears S 72°56'55" E, 317.88 feet to a 1/2" rebar capped set at the end of said curve;

N 44°29'03" E, non-tangent to said curve, a distance of 127.68 feet to a 1/2" rebar capped set in the westerly line of said Everman Junior High School #2 Addition, being the most easterly corner of said Orchard Village (Phase 1A), from which a 1/2" rebar capped JPH LAND SURVEYING found at an angle point in the west line of said Everman Junior High School #2 Addition bears N 45°30'57" W, 1464.12 feet;

THENCE S 45°30'57" E, along the westerly line of said Everman Junior High School #2 Addition and an easterly line of said Orchard Farms Ventures tract, a distance of 345.84 feet to a 1/2" rebar capped JPH LAND SURVEYING found at the southwest corner of said Everman Junior High School #2 Addition, from which a 5/8" rebar capped JACOBS found bears N 67°50" E, 0.20 feet;

THENCE N 89°30'20" E, along the south line of said Everman Junior High School #2 Addition, at a distance of 232.75 feet (deed 232.75 feet, plat 232.89 feet) passing a 1/2" rebar capped JPH LAND SURVEYING found at the southeast corner of Lot 1, Block 1 of said Everman Junior High School #2 Addition and the west line of said Rendon Road, continuing a total distance of 291.04 feet (deed 291.04 feet, plat 291.06 feet) to the POINT OF BEGINNING and containing 1,200,364 square feet or 27.557 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT ORCHARD FARMS VENTURES LLC, a Florida limited liability company, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of LOTS 1-8, 9X, BLOCK 21, LOTS 1-20, BLOCK 22, LOTS 1-32, BLOCK 23, LOTS 1-32, BLOCK 24, LOTS 1-24, 25X-27X, BLOCK 25, LOTS 28-42, 46X & 47X, BLOCK 28, ORCHARD VILLAGE and does hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand this 8th day of August, 2025.

ORCHARD FARMS VENTURES LLC, a Florida limited liability company

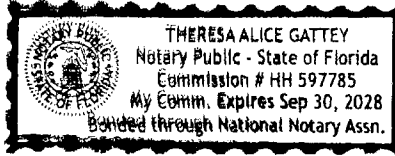
By: James Boyce
Authorized Signatory

STATE OF FLORIDA:
COUNTY OF ST. JOHNS:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of FLORIDA, on this day personally appeared James Boyce, Authorized Signatory, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of ORCHARD FARMS VENTURES LLC, a Florida limited liability company, and that he executed the same as the act of said entities for the purposes and consideration therein expressed and, and in the capacity, therein stated.

Given under my hand and seal of office, this 8th day of August, 2025.

Shirley Alice Gatten
Notary Public in and for the State of Florida



SURVEYOR'S CERTIFICATE

This is to certify that I, Joel S. Barton, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Joel S. Barton
Joel S. Barton
Registered Professional Land Surveyor No. 4914
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
817- 329-4373

8/5/2025



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 applying 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 on 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.

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 upon Schedule I of the impact fee ordinance in effect as of the date of this 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 current owner will inform each buyer of the same.

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 (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition will remain undisturbed 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 storm water 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.

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."

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/clubhouse/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 subdivision's private common areas and facilities, and shall agree to indemnify 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.

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.

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.

PARKWAY PERMIT

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

PRIVATE P.R.V.'S REQUIRED

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

NOTES:

1. Bearings are referenced to Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 484990043K, map revised September 25, 2019 the property platted hereon appears to lie in ZONE X NON-SHADED Areas determined to be outside the 0.2% annual chance floodplain. EXCEPT a portion of Lot 26X, Block 25 appears to lie within ZONE AE - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (Base Flood Elevations determined).
3. Property corners are 1/2" rebars capped GMCIVIL set, unless otherwise noted.
4. This plat contains a total of 6.566 acres of right-of-way dedications for public streets.
5. Compliance with Ordinance #18615-05-2009 regarding Urban Forestry is required.
6. Mandatory home owners association shall be responsible for the maintenance of Lot 9X, Block 21, Lots 25X, 26X & 27X, Block 25, and Lots 46X & 47X, Block 28.

| LAND USE TABLE | |
|--|-------------------------------|
| THESE LOTS ARE BEING DEVELOPED TO THE A-5 SINGLE FAMILY ZONING DISTRICT STANDARDS. | |
| Development Yield | |
| Gross Site Area (Acreage): | 27.557 Total Number Lots: 137 |
| Total Residential Lots 131 | Number/20,064 Acres |
| Single Family Detached 131 | |
| Total No. Dwelling Units: 131 | |
| Total Non-Residential Lots: 6 | Number/0.927 Acres |
| Private Open Space Lots: 6 | |
| Right-of-Way 6.566 Acres | |
| NO PUBLIC PARKS PROPOSED | |

| CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS | |
|---|------------|
| THIS PLAT VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL. | |
| PLAT APPROVED DATE: | 08/15/2025 |
| BY: <u>Donald Boren</u> <small>Donald Boren (Aug 15, 2025 14:54:48 CDT)</small> | Chairman |
| BY: <u>SFM</u> | Secretary |

FINAL PLAT
OF
LOTS 1-8, 9X, BLOCK 21, LOTS 1-20, BLOCK 22
LOTS 1-32, BLOCK 23, LOTS 1-32, BLOCK 24
LOTS 1-24, 25X-27X, BLOCK 25,
LOTS 28-42, 46X & 47X, BLOCK 28
ORCHARD VILLAGE
BEING
27.557 ACRES
SITUATED IN THE
SHELBY COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 1375
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
131 RESIDENTIAL LOTS & 6 NON-RESIDENTIAL LOTS
AUGUST 2025

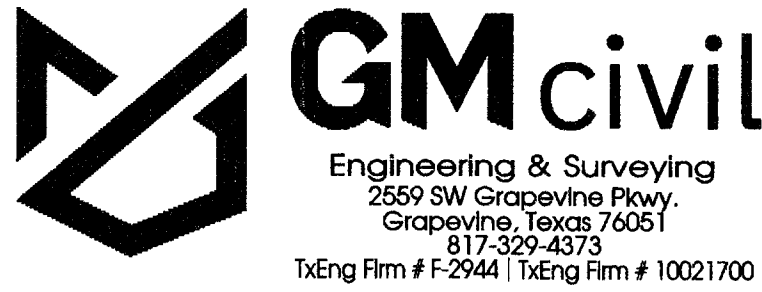
SHEET 3 OF 3

THIS PLAT FILED IN _____, DATED: _____

OWNER/DEVELOPER

ORCHARD FARMS VENTURES, LLC

405 Golfway W Drive
St. Augustine, FL 32095



PHASE 1B
FINAL PLAT CASE No. FP-18-134
REFERENCE CASE No. PP-17-041