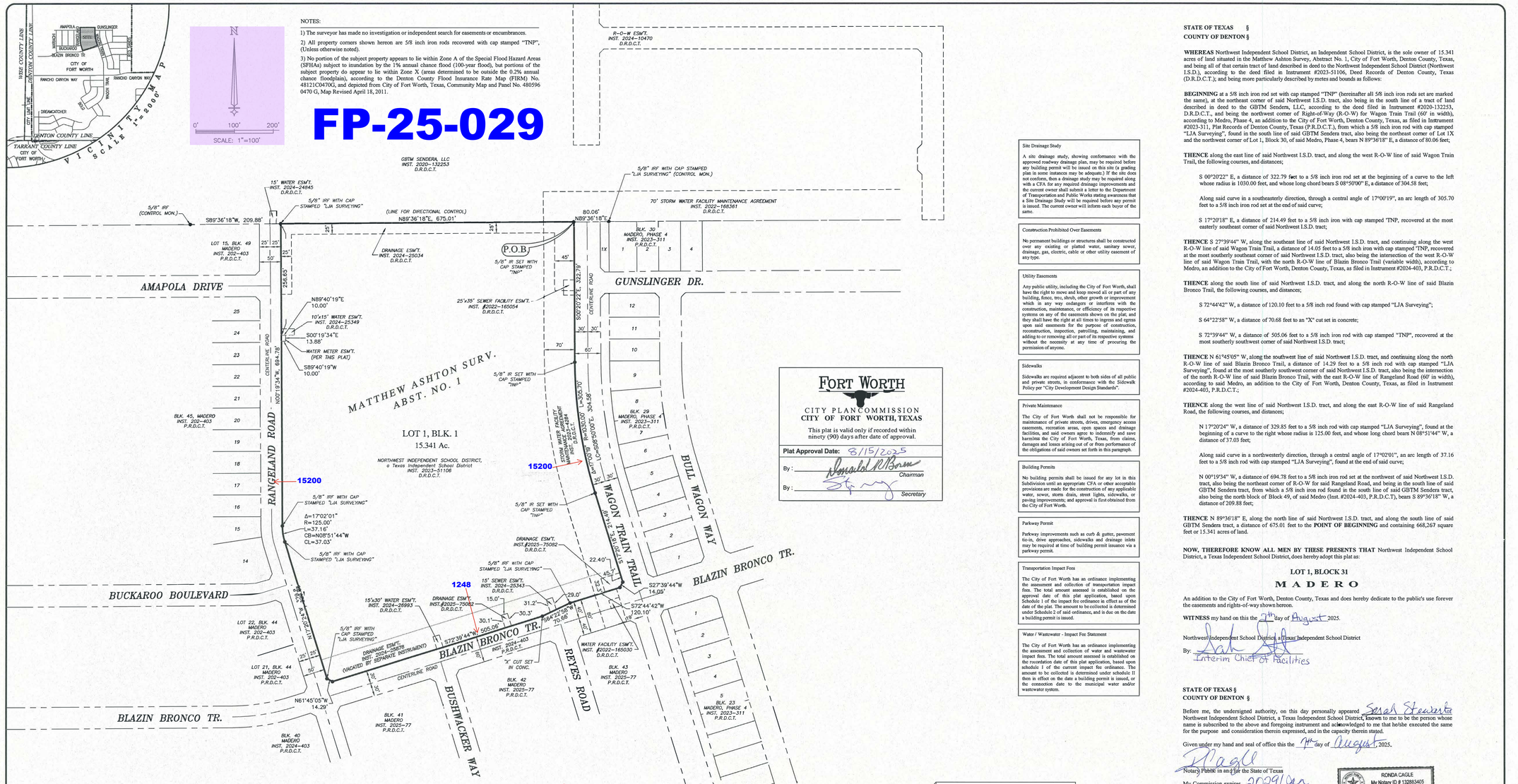
NOTES:

1) The surveyor has made no investigation or independent search for easements or encumbrances.

2) All property corners shown hereon are 5/8 inch iron rods recovered with cap stamped "TNP", (Unless otherwise noted).

3) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), but portions of the subject property do appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Denton County Flood Insurance Rate Map (FIRM) No. 48121C0470G, and depicted from City of Fort Worth, Texas, Community Map and Panel No. 480596 0470 G, Map Revised April 18, 2011.

FP-25-029



FORT WORTH

CITY PLANCOMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: 8/15/2025

By: _____ Chairman

By: _____ Secretary

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, clectric, cable or other utility easement of any type.

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, trcs, shrub, other growth or improvement which in any way endangers or interfers 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".

Private Maintenance

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 claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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

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 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 said ordinance, and is due on the date a building permit is issued.

Water / Wastewater - Impact Fee Statement

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 roccelation 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.

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Northwest Independent School District, an Independent School District, is the sole owner of 15.341 acres of land situated in the Matthew Ashton Survey, Abstract No. 1, City of Fort Worth, Denton County, Texas, and being all of that certain tract of land described in deed to the Northwest Independent School District (Northwest I.S.D.), according to the deed filed in Instrument #2023-51106, Deed Records of Denton County, Texas (D.R.D.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), at the northeast corner of said Northwest I.S.D. tract, also being in the south line of a tract of land described in deed to the GBTM Senders, LLC, according to the deed filed in Instrument #2020-132253, D.R.D.C.T., and being the northwest corner of Right-of-Way (R-O-W) for Wagon Train Trail (60' in width), according to Medro, Phase 4, an addition to the City of Fort Worth, Denton County, Texas, as filed in Instrument #2023-311, Plat Records of Denton County, Texas (P.R.D.C.T.), from which a 5/8 inch iron rod with cap stamped "LJA Surveying", found in the south line of said GBTM Sendera tract, also being the northeast corner of Lot 1X and the northwest corner of Lot 1, Block 30, of said Medro, Phase 4, bears N 89°36'18" E, a distance of 80.06 feet;

THENCE along the east line of said Northwest I.S.D. tract, and along the west R-O-W line of said Wagon Train Trail, the following courses, and distances;

S 00°20'22" E, a distance of 322.79 feet to a 5/8 inch iron rod set at the beginning of a curve to the left whose radius is 1030.00 feet, and whose long chord bears S 08°50'00" E, a distance of 304.58 feet;

Along said curve in a southeasterly direction, through a central angle of 17°00'19", an arc length of 305.70 feet to a 5/8 inch iron rod set at the end of said curve;

S 17°20'18" E, a distance of 214.49 feet to a 5/8 inch iron with cap stamped 'TNP, recovered at the most easterly southeast corner of said Northwest I.S.D. tract;

THENCE S 27°39'44" W, along the southeast line of said Northwest I.S.D. tract, and continuing along the west R-O-W line of said Wagon Train Trail, a distance of 14.05 feet to a 5/8 inch iron with cap stamped "TNP, recovered at the most southerly southeast corner of said Northwest I.S.D. tract, also being the intersection of the west R-O-W line of said Wagon Train Trail, with the north R-O-W line of Blazin Bronco Trail (variable width), according to Medro, an addition to the City of Fort Worth, Denton County, Texas, as filed in Instrument #2024-403, P.R.D.C.T.;

THENCE along the south line of said Northwest I.S.D. tract, and along the north R-O-W line of said Blazin Bronco Trail, the following courses, and distances;

S 72°44'42" W, a distance of 120.10 feet to a 5/8 inch rod found with cap stamped "LJA Surveying";

S 64°22'58" W, a distance of 70.68 feet to an "X" cut set in concrete;

S 72°39'44" W, a distance of 505.06 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the most southerly southwest corner of said Northwest I.S.D. tract;

THENCE N 61°45'05" W, along the southwest line of said Northwest I.S.D. tract, and continuing along the north R-O-W line of said Blazin Bronco Trail, a distance of 14.29 feet to a 5/8 inch rod with cap stamped "LJA Surveying", found at the most southerly southwest corner of said Northwest I.S.D. tract, also being the intersection of the north R-O-W line of said Blazin Bronco Trail, with the east R-O-W line of Rangeland Road (60' in width), according to said Medro, an addition to the City of Fort Worth, Denton County, Texas, as filed in Instrument #2024-403, P.R.D.C.T.;

THENCE along the west line of said Northwest I.S.D. tract, and along the east R-O-W line of said Rangeland Road, the following courses, and distances;

N 17°20'24" W, a distance of 329.85 feet to a 5/8 inch rod with cap stamped "LJA Surveying", found at the beginning of a curve to the right whose radius is 125.00 feet, and whose long chord bears N 08°51'44" W, a distance of 37.03 feet;

Along said curve in a northwesterly direction, through a central angle of 17°02'01", an arc length of 37.16 feet to a 5/8 inch rod with cap stamped "LJA Surveying", found at the end of said curve;

N 00°19'34" W, a distance of 694.78 feet to a 5/8 inch iron rod set at the northwest of said Northwest I.S.D. tract, also being the northeast corner of R-O-W for said Rangeland Road, and being in the south line of said GBTM Sendera tract, from which a 5/8 inch iron rod found in the south line of said GBTM Sendera tract, also being the north block of Block 49, of said Medro (Inst. #2024-403, P.R.D.C.T), bears S 89°36'18" W, a distance of 209.88 feet;

THENCE N 89°36'18" E, along the north line of said Northwest I.S.D. tract, and along the south line of said GBTM Senders tract, a distance of 675.01 feet to the **POINT OF BEGINNING** and containing 668,267 square feet or 15.341 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Northwest Independent School District, a Texas Independent School District, does hereby adopt this plat as:

LOT 1, BLOCK 31
MADERO

An addition to the City of Fort Worth, Denton County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this the 7th day of August 2025.

Northwest Independent School District, a Texas Independent School District

By: _____
Interim Chief of Facilities

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Sarah Stewart of Northwest Independent School District, a Texas Independent School District, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 7th day of August, 2025.

_____
Notary Public in and for the State of Texas

My Commission expires 2029/Jan

RONDA CAGLE
My Notary ID # 132883405
Expires January 22, 2029

Filed for Record
in the Official Records Of:
Denton County
On: 8/15/2025 4:21:35 PM
In the PLAT Records
LOT 1, BLOCK 31 MADERO
Doc Number: 2025-337
Number of Pages: 1
Amount: 50.00
Order#:20250815000690
By: MF

FINAL PLAT OF
LOT 1, BLOCK 31
MADERO

An addition to the City of Fort Worth, Denton County, Texas, situated in the Matthew Ashton Survey, Abstract No. 1, City of Fort Worth, Denton County, Texas, and containing 15.341 acres of land total.

DATE: 8/5/2025

PER THIS PLAT recorded in Document Number_____, Date: _____.

FP-25-029

SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my direct supervision Aug. 4, 2025.

Aug. 5, 2025

Theron W. Sims, R.P.L.S., No. 5887

STATE OF TEXAS
REGISTERED
THERON W. SIMS
5887
PROFESSIONAL
LAND SURVEYOR

This address is assigned as an address for this lot. Due to the size of the lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquires to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

Development Yield

Gross Site Area 15.341 Ac. / Total Number Lots 1
Total Residential Lots 0 / Acreage 0
Single Family Detached 0 / Single Family Attached 0
Two Family Lots 0 / Multifamily Lots 0
Total Dwelling Units 0
Total Non-Residential Lots 1 / 15.341 Ac.
Commercial Lots 1 / 15.341 Ac. Industrial Lots 0 / 0 Ac.
Open Space Lots 0 / 0 Right-of-Way 0 / 0 Ac.

FORT WORTH FIRE DEPARTMENT
LT Thornton
8-14-25

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) 2010.00) as derived locally from Alltera Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.

tnp
teague nall & perkins
5237 N. Riverside Drive, Suite 100
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www.tnpinc.com / TBPELS Registration No. 100116-00

SURVEYOR:
Teague Nall and Perkins, Inc. (TNP)
5237 N Riverside Dr #100, Fort Worth, TX 76137
(817-336-5773)
Prepared by: T. Sims

OWNER:
Northwest Independent School District
2001 Texan Dr.
Justin, Texas 76247
(817) 215-0000