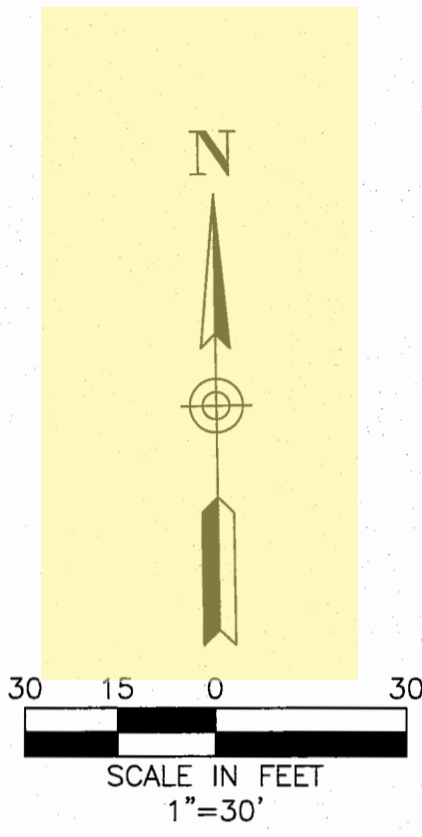


VICINITY MAP
NOT TO SCALE



LEGEND

---	BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	EASEMENT LINE (AS NOTED)
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊙	"X" CUT FOUND
⊗	"X" CUT SET
(CM)	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
CAB.	CABINET
SL	SLIDE
DOC. NO.	DOCUMENT NUMBER
F.A.E.	FIRE LANE, PUBLIC ACCESS EASEMENT
F.L.E.	FIRE LANE EASEMENT

LINE TABLE

No.	Bearing	Distance
L1	N 88°03'30" W	20.80'
L2	N 62°30'51" E	42.05'
L3	S 27°29'09" E	255.95'
L4	N 62°18'54" E	7.86'
L5	N 27°29'09" W	211.66'
L6	N 27°29'08" W	29.05'
L7	S 65°54'05" E	16.73'
L8	N 11°14'40" E	16.57'
L9	N 27°29'09" W	15.00'
L10	N 62°29'01" E	20.00'
L11	S 27°29'09" E	15.00'
L12	N 27°29'09" W	88.59'
L13	N 62°30'51" E	24.00'
L14	S 27°29'09" E	93.22'
L15	S 07°08'58" E	0.50'

CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	29°27'09"	50.00'	25.70'	S 77°13'46" W	25.42'
C2	29°09'06"	20.00'	10.18'	N 77°05'24" E	10.07'
C3	90°24'51"	20.00'	31.56'	S 72°30'55" E	28.39'
C4	89°48'03"	20.00'	31.35'	N 17°24'52" E	28.24'
C5	86°19'02"	20.00'	30.13'	N 70°38'40" W	27.36'
C6	7°21'55"	5.00'	0.64'	S 62°30'51" W	0.64'
C7	25°22'53"	20.00'	8.86'	S 46°08'27" W	8.79'
C8	89°58'10"	20.00'	31.41'	N 17°29'56" E	28.28'
C9	69°35'58"	20.00'	24.29'	S 62°17'08" E	22.83'

GENERAL NOTES:

WATER AND SEWER TO SERVE THIS SUBDIVISION WILL BE CITY OF FORT WORTH WATER AND SEWER.

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0295K, DATED SEPTEMBER 25, 2009. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

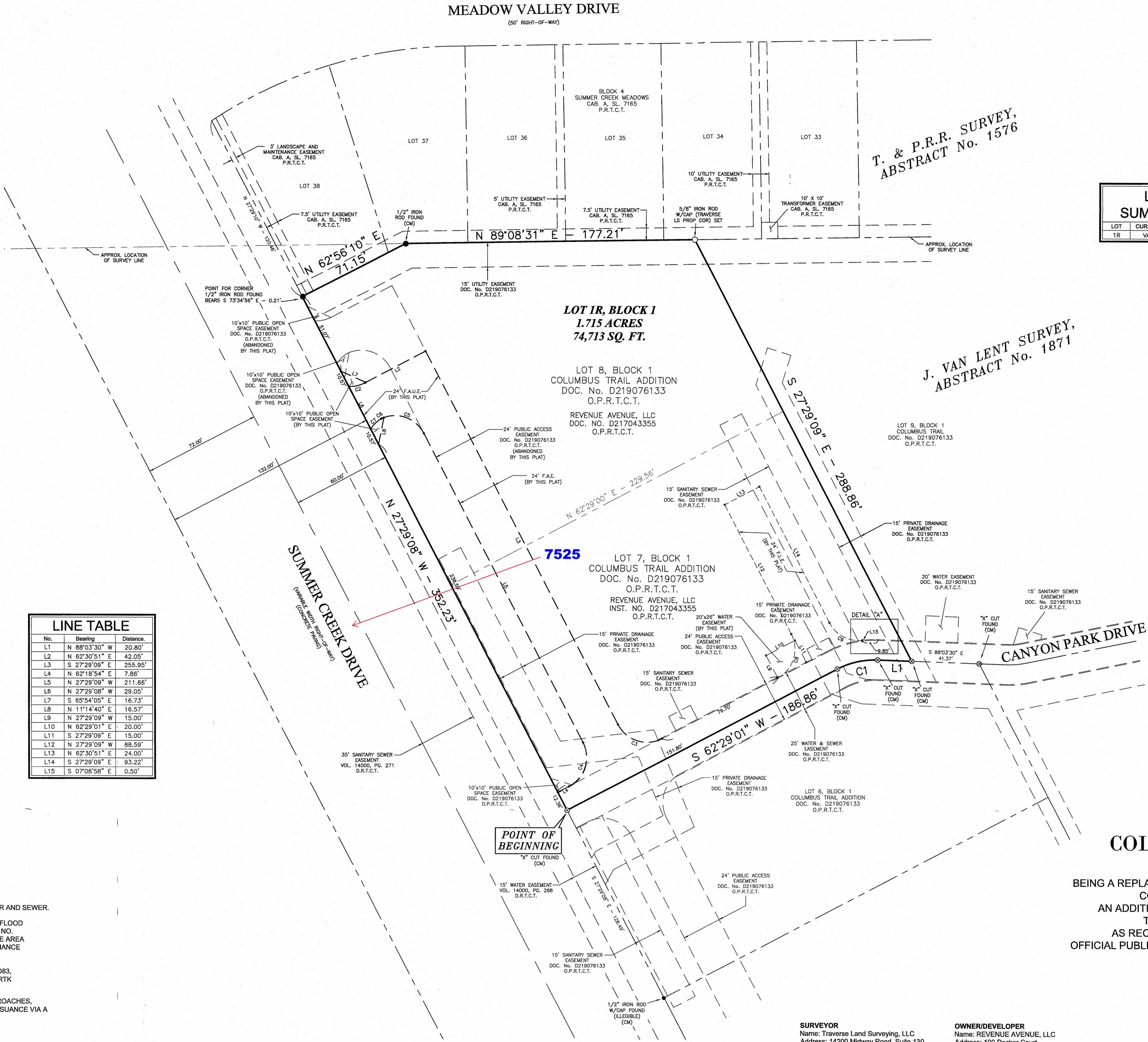
THE BASIS OF BEARINGS IS FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE AS DERIVED FROM GPS OBSERVATIONS USING THE ALLTERRA RTK NETWORK AND ADJUSTED TO SURFACE USING A SURFACE SCALE FACTOR OF 1.00012

*PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT

PRIVATE PRV'S WILL BE REQUIRED WATER PRESSURE EXCEEDS 80 P.S.I.

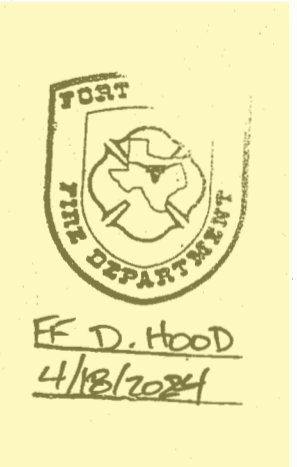
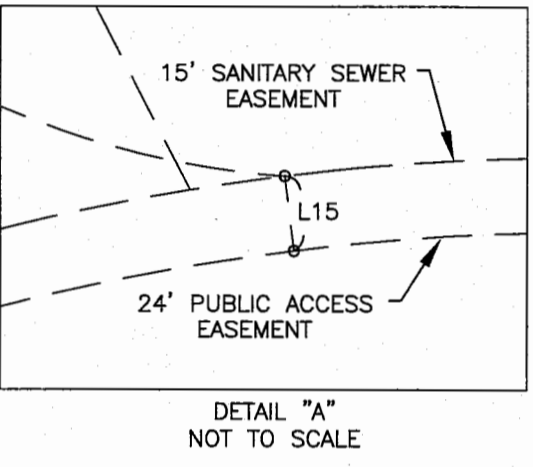
THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.

SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.



LAND USE SUMMARY TABLE

LOT	CURRENT USE	PROPOSED USE
1R	VACANT	RETAIL COMMERCIAL



**FINAL PLAT
LOT 1R, BLOCK 1
COLUMBUS TRAIL
ADDITION**

BEING A REPLAT OF ALL OF LOT 7 AND LOT 8, BLOCK 1
COLUMBUS TRAIL ADDITION
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
AS RECORDED IN DOC. NO. D219076133
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: David McCullah
Phone: 469-784-9321

OWNER/DEVELOPER
Name: REVENUE AVENUE, LLC
Address: 100 Decker Court
Ste 197
Irving, Texas 75062-2205
Contact Name: Kevin Alkarni

**TRAVERSE
LAND SURVEYING LLC**
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: January 31, 2023 | Project No.: TR-134-22

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Whereas, REVENUE AVENUE, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of one tract of land located in the J. Van Lent Survey, Abstract 1871, in the City of Fort Worth, Tarrant County, Texas, being:

KNOW ALL MEN BY THESE PRESENTS THAT REVENUE AVENUE, LLC IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

Being a 1.715 acre tract of land situated in the J. Van Lent Survey, Abstract No. 1871, City of Fort Worth, Tarrant County, Texas, being all of Lot 7 and Lot 8, Block 1, of Columbus Trail Addition, an addition to City of Fort, Tarrant County, Texas, according to the plat thereof recorded in Document No. D217043355, Official Public Record, Tarrant County, Texas, (O.P.R.T.C.T.), as conveyed to Revenue Avenue, LLC, recorded in Document No. D217043355, O.P.R.T.C.T., said tract being more particularly described as follows:

BEGINNING at an "X" cut in concrete found (controlling monument (CM)) on the southwesterly corner of said Lot 7 and Lot 8, Block 1, being the northwesterly corner of Lot 6, Block A, of Columbus Trail Addition, an addition to the City of Fort, Tarrant County, Texas, according to the plat thereof recorded in Document No. D219076133, O.P.R.T.C.T. and being the northeasterly right-of-way line of Summer Creek Drive (variable width right-of-way);

THENCE North 27 degrees 29 minutes 08 seconds West, along the common southwesterly line of said Lot 7 and Lot 8, Block 1 and the northeasterly line of said Summer Creek Drive, a distance of 352.23 feet to a point for corner from which a 1/2 inch iron rod found bears South 73°34'56" East, said corner being the southwesterly corner of Lot 38, Block 4, of Summer Creek Meadows, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 7165, Plat Record, Tarrant County, Texas, (P.R.T.C.T.);

THENCE North 62 degrees 56 minutes 10 seconds East, departing the northeasterly right-of-way of said Summer Creek Drive, along the common northerly line of said Lot 7 and Lot 8, Block 1 and the southerly line of said Summer Creek Meadows, a distance of 71.15 feet to a 1/2 inch iron rod found (CM), being the southerly line of Lot 37, Block 4 of said Summer Creek Meadows;

THENCE North 89 degrees 08 minutes 31 seconds East, along the common northerly line of said Lot 7 and Lot 8, Block 1 and the southerly line of said Lot 9, Block 1, a distance of 177.21 to a "X" cut in concrete found (CM), with cap stamped "Traverse LS Prop Cor" set, being the southerly line of Lot 34, Block 4 of said Summer Creek Meadows and being the northwesterly corner of said Lot 9, Block 1, of Columbus Trail Addition, an addition to the City of Fort, Tarrant County, Texas, according to the plat thereof recorded in Document No. D219076133, O.P.R.T.C.T.;

THENCE South 27 degrees 29 minutes 09 seconds East, along the northeasterly line of said Lot 7 and Lot 8, Block 1 and the southerly line of said Lot 9, Block 1, a distance of 288.86 feet to a "X" cut in concrete found (CM), being the northerly line of Lot 6, Block 1, of Columbus Trail Addition, an addition to the City of Fort, Tarrant County, Texas, according to the plat thereof recorded in Document No. D219076133, O.P.R.T.C.T.

THENCE along the common southerly line of said Lot 7 and Lot 8, Block 1 and the northerly line of said Lot 6, Block 1 the following three (3) calls:

- 1) North 88 degrees 03 minutes 30 seconds West, a distance of 20.80 feet to a "X" cut in concrete found (CM), also being the beginning of a non-tangent curve to the left, having a central angle of 29 degrees 27 minutes 09 seconds, a radius of 50.00 feet and being subtended by a chord bearing of South 77 degrees 13 minutes 46 seconds West, a chord distance of 25.42 feet;
2) Continuing in southwesterly direction, an arc distance of 25.70 feet to a "X" cut in concrete found (CM);
3) South 62 degrees 29 minutes 01 seconds West, a distance of 186.86 feet to the POINT OF BEGINNING and containing 1.715 acres of land (74,713 square feet), more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, REVENUE AVENUE, LLC, acting by and through the undersigned, do hereby adopt this Replat designating the herein above described real property as Lot 1R, Block 1, COLUMBUS TRAIL ADDITION, 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 thereon. This plat does not alter or remove existing deed restriction or covenants, if any on this property.

Pursuant to Section 12.002 of the Texas Property Code, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I am have submitted to the City of Fort Worth, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's Office.

WITNESS MY HAND this the 17th day of April, 2024

REVENUE AVENUE, LLC

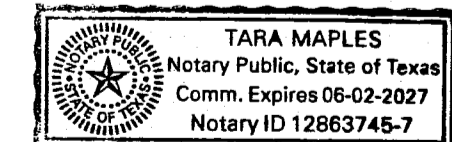
BY: Kevin Alkani, CEO

State Of Texas §
County Of Tarrant §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Kevin Alkani, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this 17th day of April, 2024

Notary Public in and for the State of Texas



- 1) 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 ii then in effect on the date to the municipal water and/or wastewater system.
2) Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all 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.
3) 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.
4) 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 adequate.) If the site does not confirm, 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.
5) 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 floodplain, where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the ultimate development of the watershed.
6) 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.
7) 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, sidewalk, or paving improvements; and approval is first obtained from the city of Fort Worth.
8) 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.
9) Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the sidewalk per "city development design standards".
10) 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.

GENERAL NOTES:

WATER AND SEWER TO SERVE THIS SUBDIVISION WILL BE CITY OF FORT WORTH WATER AND SEWER.

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0295K, DATED SEPTEMBER 25, 2009. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

THE BASIS OF BEARINGS IS FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE AS DERIVED FROM GPS OBSERVATIONS USING THE ALLTERRA RTK NETWORK AND ADJUSTED TO SURFACE USING A SURFACE SCALE FACTOR OF 1.00012

PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE PPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT

*PRIVATE PRV'S WILL BE REQUIRED WATER PRESSURE EXCEEDS 80 P.S.I.

THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Fort Worth, Texas.

David F. McCullah
Registered Professional Land Surveyor
Texas Registration No. 4023



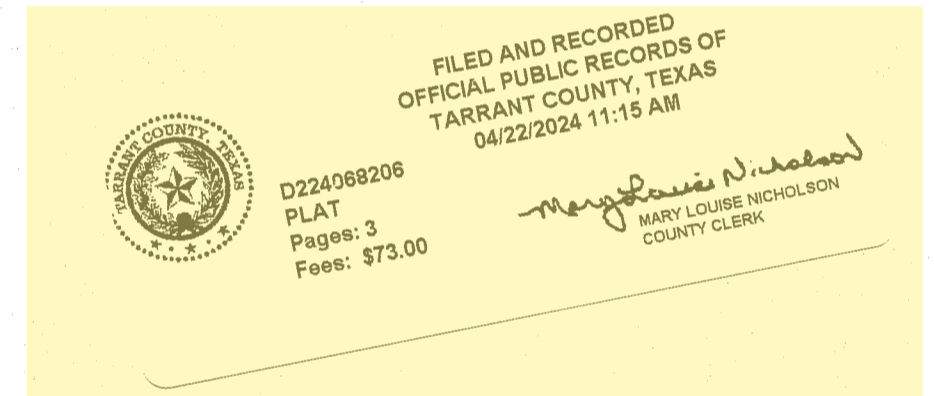
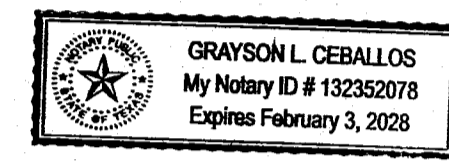
Date: 4-17-2024

State Of Texas §
County Of Collin §

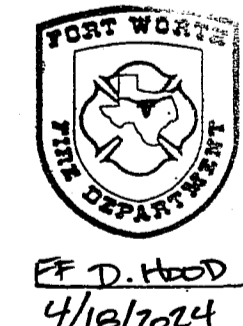
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this 17th day of April, 2024

Notary Public in and for the State of Texas



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 Approval Date: 4-18-2024. By: Ronald R. Barnes, Chairman. By: Lynn J. Jode, Secretary.



FINAL PLAT LOT 1R, BLOCK 1 COLUMBUS TRAIL ADDITION BEING A REPLAT OF ALL OF LOT 7 AND LOT 8, BLOCK 1 COLUMBUS TRAIL ADDITION AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN DOC. No. D219076133 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



SURVEYOR Name: Traverse Land Surveying, LLC Address: 14200 Midway Road, Suite 130, Dallas, TX 75244 Dallas, Texas, 75244 Contact Name: David McCullah Phone: 469-784-9321

OWNER/DEVELOPER Name: REVENUE AVENUE, LLC Address: 100 Decker Court Ste 197 Irving, Texas 75062-2205 Contact Name: Kevin Alkani

Surveying | Construction Staking | Platting Date: January 31, 2023 Project No.: TR-134-22



Mary Louise Nicholson
Tarrant County Clerk

100 W. Weatherford
Fort Worth, TX 76196
(817) 884 - 1195

wm-countyclerk@tarrantcounty.com

OFFICIAL RECEIPT

RECEIPT NUMBER	DATE
6227989	04/22/2024 11:15:28 AM

Issued to: REVENUE AVENUE LLC
6424 COLLEYVILLE BLVD STE 120
COLLEYVILLE, TX 76034

For Payment of:

Type	Pages	Reference #	Fees
1 PLAT	3	D224068206	\$73.00
Total:			\$73.00

Amount Paid: \$73.00
Change: \$0.00

Method of Payment:	Reference Number:	Amount:
Credit Card	4fe56448	\$73.00

THANK YOU
Mary Louise Nicholson
County Clerk
Recording life's events since 2011

Clerk: Graciela O



Your feedback is important to us.
Scan the QR Code and let us know how our service was today.