

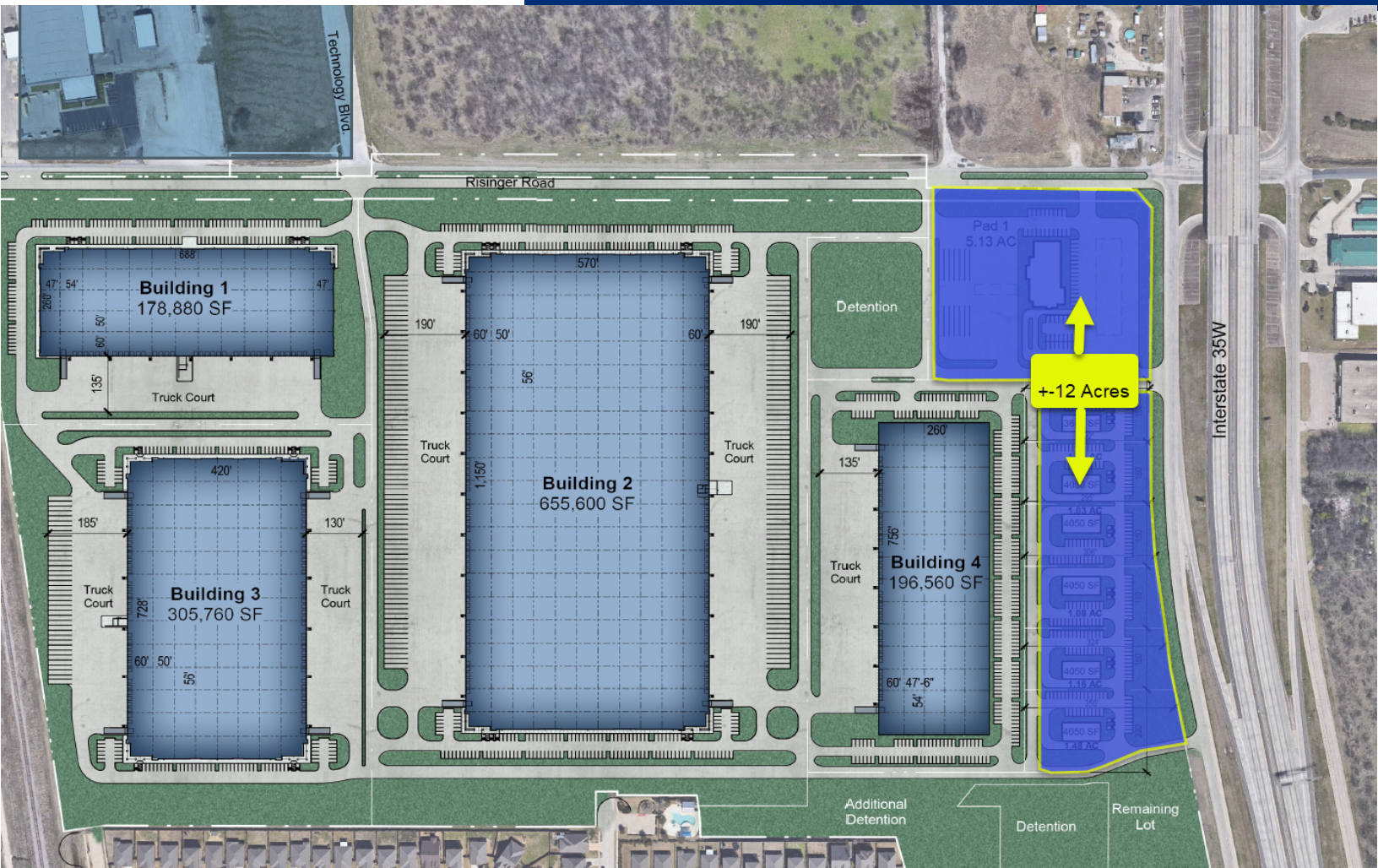


FOR SALE

+/- 12 Acres

Retail Development site
on I-35 @ Risinger Rd
Fort Worth, Tx 76140

1-5 Acre Pad Sites
available individually



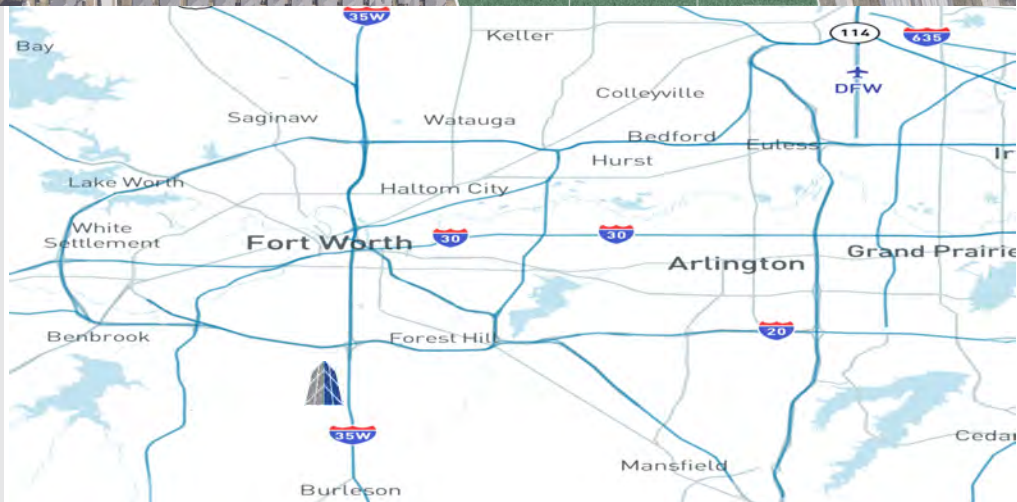
Site Information

Access to recently expanded Risinger Road

All Utilities Available

Highway Frontage on I-35 W

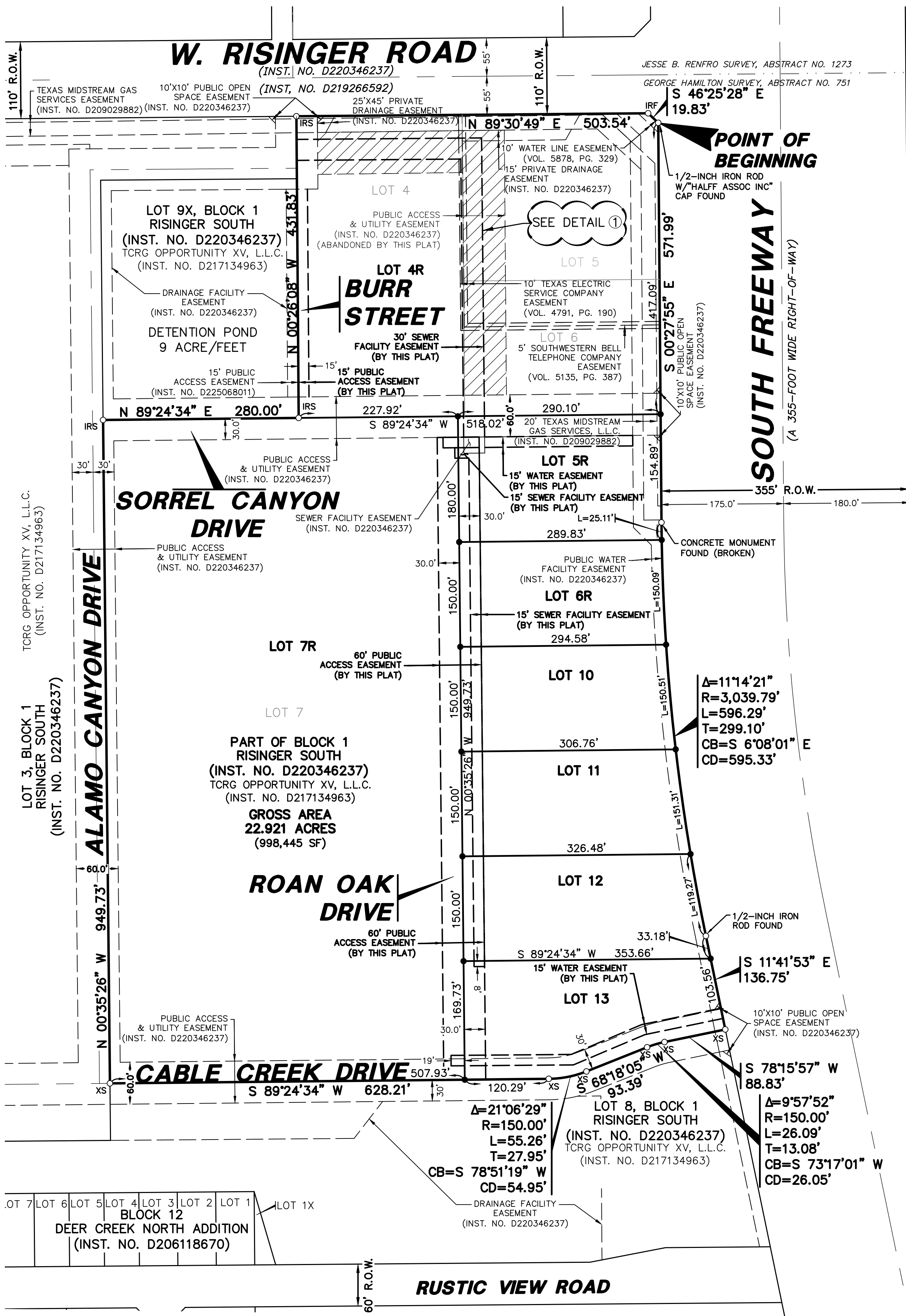
Zoned J-Medium Industrial



FOR MORE INFORMATION

CORBY SNOW
210-508-2988
Corby@TCRG.com

Ryan Wood
817-456-5208
Ryan@TCRG.com



OWNER:
TCRG OPPORTUNITY XV, LLC
5201 CAMP BOWIE BLVD.
817-377-3834
CONTACT: RYAN WOOD

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TX 76177
817-562-3350
CONTACT: DUSTIN C. PUSTEJOVSKY

LOTS 4R-7R, & 10-13, BLOCK 1
RISINGER SOUTH
REF. CASE NO. PP-20-001
REF. CASE NO. FP-20-042
REF. CASE NO. PP-22-092
CASE NO. FP-24-105

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, TCRG Opportunity XV, L.L.C. is the owner of a 22.921 acre (998,445 square foot) tract of land situated in the George Hamilton Survey, Abstract No. 751, City of Fort Worth, Tarrant County, Texas; said tract being all of Lots 4-7, Block 1, Risinger South, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D220346237 of the Official Public Records of Tarrant County, Texas; said tract also being part of that tract of land described in Special Warranty Deed to TCRG Opportunity XV, L.L.C. recorded in Instrument No. D217134963 of said Official Public Records; said 22.921 acre (998,445 square foot) tract being more particularly described as follows (bearing System for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4204, based on observations made on February 28, 2018) with a combined scale factor of 1.00012;

BEGINNING, at a 1/2-inch iron rod with 'HALF ASSOC INC' cap found at the south end of a right-of-way corner clip located at the intersection of the south right-of-way line of West Risinger Road (a variable width right-of-way) and the west right-of-way line of South Freeway (a 355-foot wide right-of-way) for the most easterly northeast corner of said Block 1;

THENCE, along said west line of South Freeway and the east line of said Block 1, the following three (3) calls:

South 00 degrees, 27 minutes, 55 seconds East, a distance of 571.99 feet to a Concrete Monument found (broken) at the beginning of a non-tangent curve to the left;

In a southerly direction along said curve, having a central angle of 11 degrees, 14 minutes, 21 seconds, a radius of 3,039.79 feet, a chord bearing and distance of South 06 degrees, 08 minutes, 01 seconds East, 595.33 feet, an arc distance of 596.29 feet to a 1/2-inch iron rod found at the end of said curve;

South 11 degrees, 41 minutes, 53 seconds East, a distance of 136.75 feet to a '+-cut in concrete set for the southeast corner of said Block 1;

THENCE, along the south line of said Block 1, the following five (5) calls:

South 78 degrees, 15 minutes, 57 seconds West, departing said west line of South Freeway, a distance of 88.83 feet to a '+-cut in concrete set for an angle point at the beginning of a tangent curve to the left;

In a westerly direction along said curve, having a central angle of 09 degrees, 57 minutes, 52 seconds, a radius of 150.00 feet, a chord bearing and distance of South 73 degrees, 17 minutes, 01 seconds West, 26.05 feet, an arc distance of 26.09 feet to a '+-cut in concrete set at the end of said curve;

South 68 degrees, 18 minutes, 05 seconds West, a distance of 93.39 feet to a '+-cut in concrete set for an angle point at the beginning of a tangent curve to the right;

In a westerly direction along said curve, having a central angle of 21 degrees, 06 minutes, 29 seconds, a radius of 150.00 feet, a chord bearing and distance of South 78 degrees, 51 minutes, 19 seconds West, 54.95 feet, an arc distance of 55.26 feet to a '+-cut in concrete set at the end of said curve;

South 89 degrees, 24 minutes, 34 seconds West, a distance of 628.21 feet to a '+-cut in concrete set for the southwest corner of said Lot 7;

THENCE, North 00 degrees, 35 minutes, 26 seconds West, departing said south line of Block 1 and along the west line of said Lot 7, a distance of 949.73 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap set for the northwest corner of said Lot 7;

THENCE, North 89 degrees, 24 minutes, 34 seconds East, along the north line of said Lot 7, a distance of 280.00 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap set for the southwest corner of said Lot 4;

THENCE, North 00 degrees, 26 minutes, 08 seconds West, departing said north line of Lot 7 and along the west line of said Lot 4, a distance of 431.83 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap set in said south line of West Risinger Road and the north line of said Block 1 for the northwest corner of said Lot 4;

THENCE, North 89 degrees, 30 minutes, 49 seconds East, along said south line of West Risinger Road and the north line of said Block 1, a distance of 503.54 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found at the north end of said right-of-way corner clip;

THENCE, South 46 degrees, 25 minutes, 28 seconds East, along said right-of-way corner clip, a distance of 19.83 feet to THE POINT OF BEGINNING;

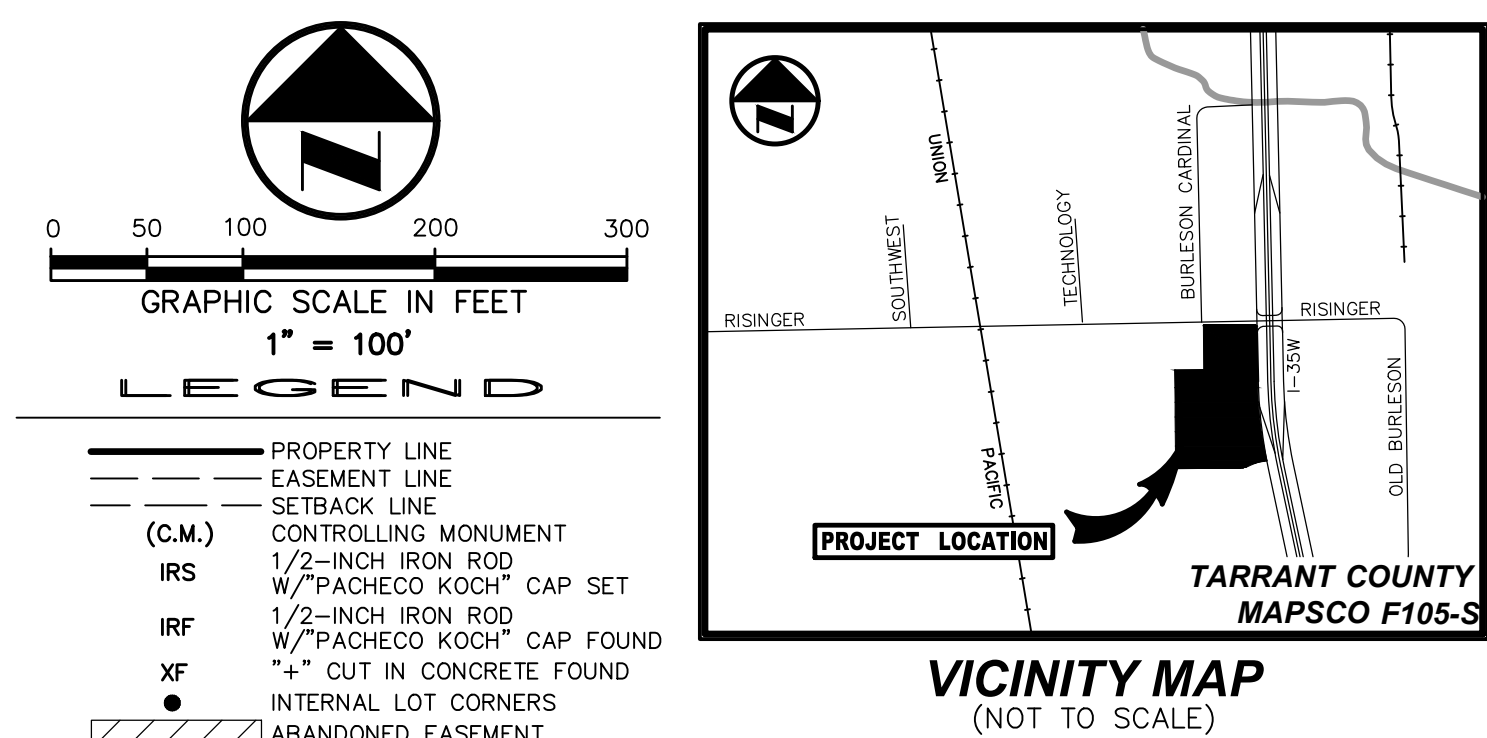
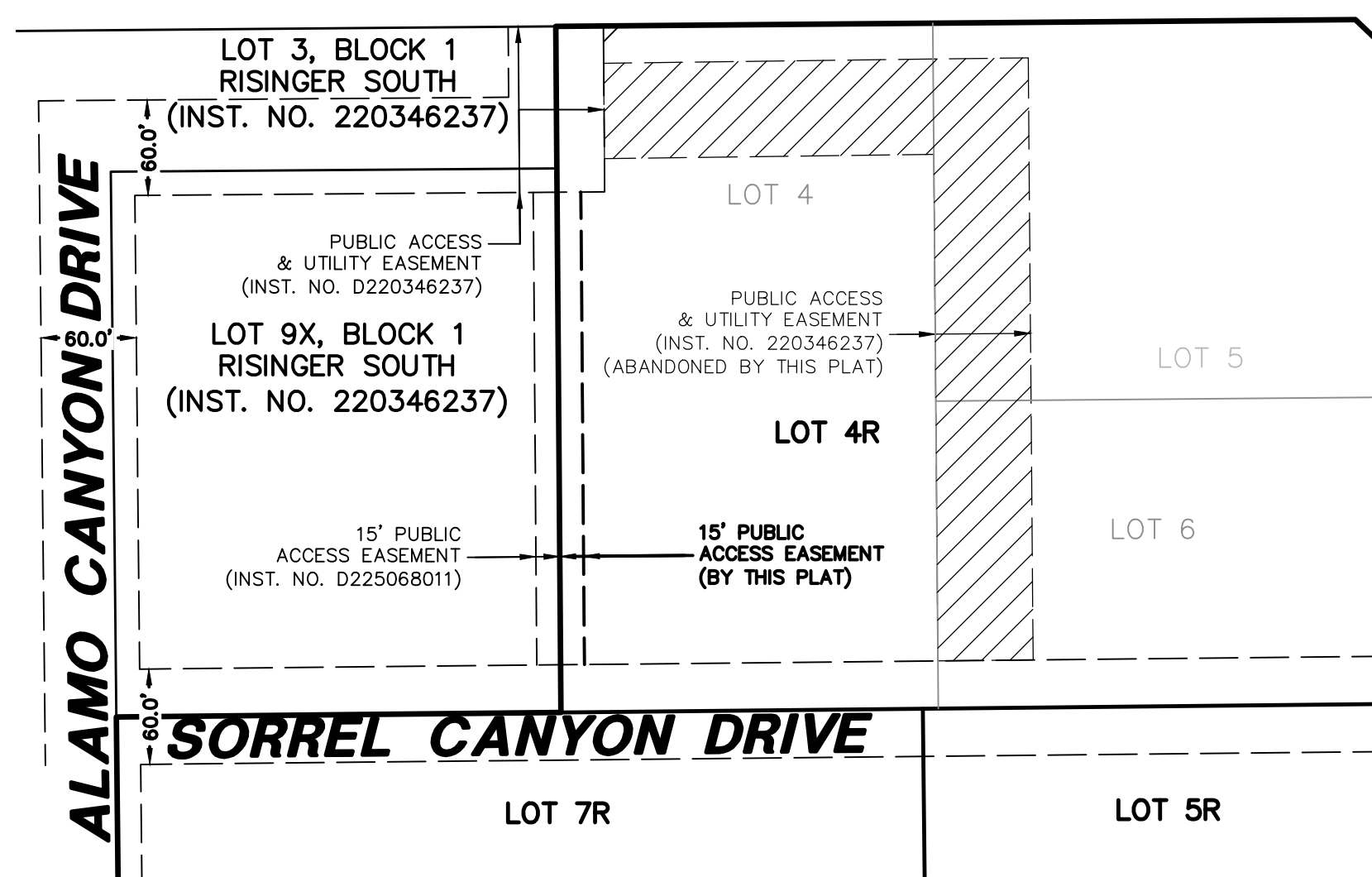
CONTAINING: 998,445 square feet or 22.921 acres of land, more or less.

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on February 28, 2018 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and incorporated Areas, Map No. 48439C0430L, Contorted Area-430L, Map Revised Date: March 21, 2018. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 0.2% annual chance floodplain.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any provairable interchanges and/or driveway access to TXDOT facilities. TxDot Permit required with final plat.
- The tract is subject to a review of the Rough Proportionality and potential construction for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase. For improvements of Risinger Road.
- Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
- Direct access to the IH-35 frontage road is restricted to those locations that have been reviewed and approved by TXDOT.
- Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements. For improvements of Risinger Road.
- Private P.R.V's will be required; water pressure exceeds 80 P.S.I.

1 DETAIL

NOT TO SCALE



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 II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system. Private P.R.V's will be required; water pressure exceeds 80 P.S.I.

Utility Easements
Any public franchised 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 any owner.

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 and paving improvements; and approval is obtained from the City of Fort Worth.

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.

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.

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 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.

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
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.

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

Floodplain/Drainage Maintenance
The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed 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 stormwater 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 these 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.

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 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

LOT AREA TABLE AND USE			
LOT	SQUARE FEET	ACRES	LAND USE
LOT 4R	223,306	5.126	COMMERCIAL
LOT 5R	52,184	1.198	COMMERCIAL
LOT 6R	43,738	1.004	COMMERCIAL
LOT 7R	482,390	11.074	INDUSTRIAL
LOT 10	45,007	1.033	COMMERCIAL
LOT 11	47,398	1.088	COMMERCIAL
LOT 12	50,927	1.169	COMMERCIAL
LOT 13	53,496	1.228	COMMERCIAL
NET ACRES	998,445	22.921	COMMERCIAL

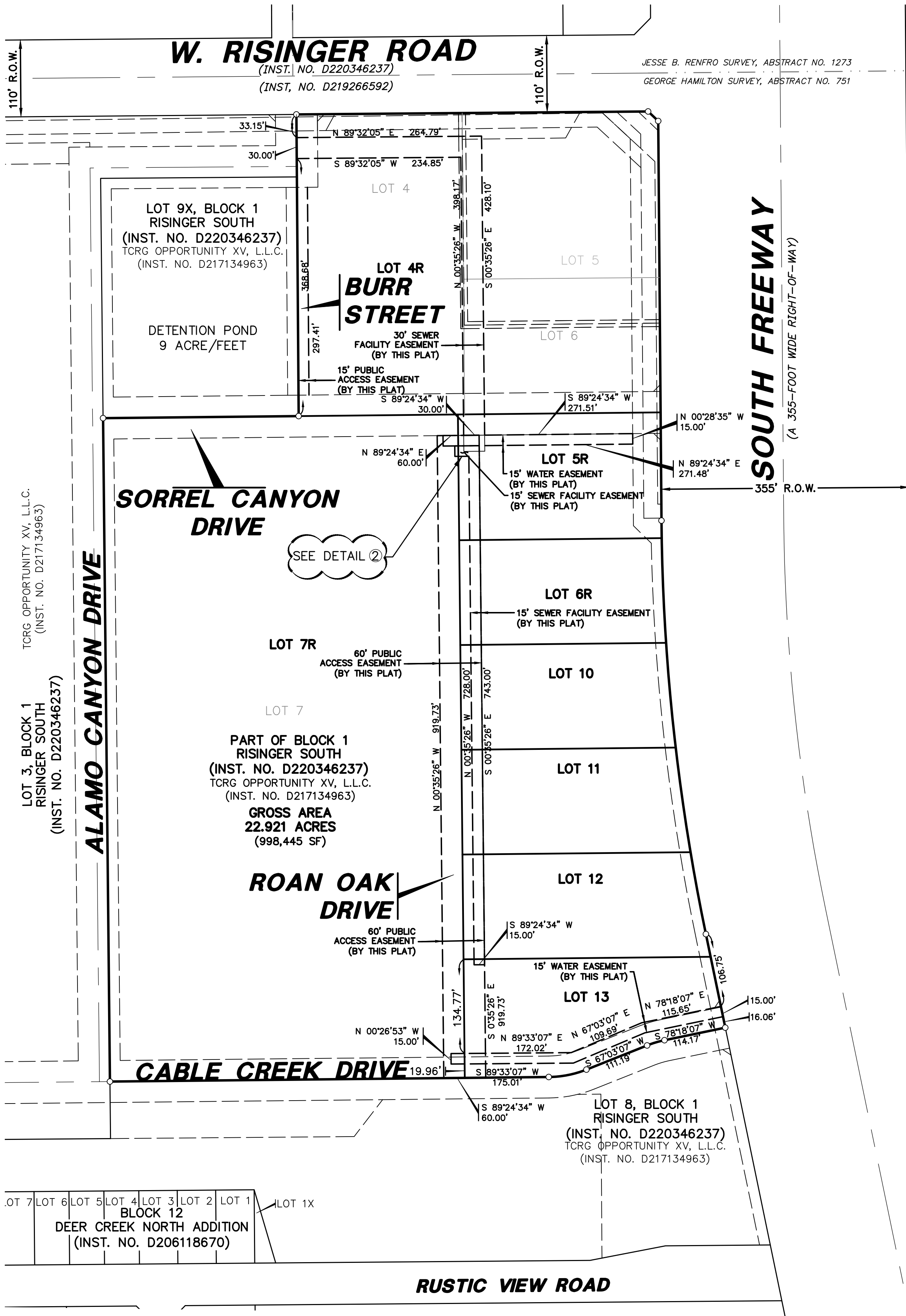
MINIMUM FINISHED FLOOR TABLE	
LOT 4R	721.2'
LOT 5R	725.5'
LOT 6R	725.5'
LOT 7R	725.5'
LOT 10	725.5'
LOT 11	725.5'
LOT 12	725.5'
LOT 13	725.5'

SHEET 1 OF 2
FINAL PLAT
LOTS 4R-7R & 10-13, BLOCK 1
RISINGER SOUTH
BEING A 22.921 ACRE REPLAT OF
ALL OF LOTS 4-7, BLOCK 1
RISINGER SOUTH AN ADDITION TO THE CITY OF FORT
WORTH, TARRANT COUNTY, TEXAS AS RECORDED
IN INSTRUMENT NO. D220346237 O.P.R.T.C.T.

Westwood
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
817.562.3350

DRAWN BY GAL	CHECKED BY DCP	SCALE 1"=100'	DATE JUNE 2024	JOB NUMBER 3949-19.348
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TX REG. ENGINEERING FIRM F-11756
TX REG. SURVEYING FIRM LS-10074301



OWNER:
TCRG OPPORTUNITY XV, LLC
5201 CAMP BOWIE BLVD.
817-377-3834
CONTACT: RYAN WOOD

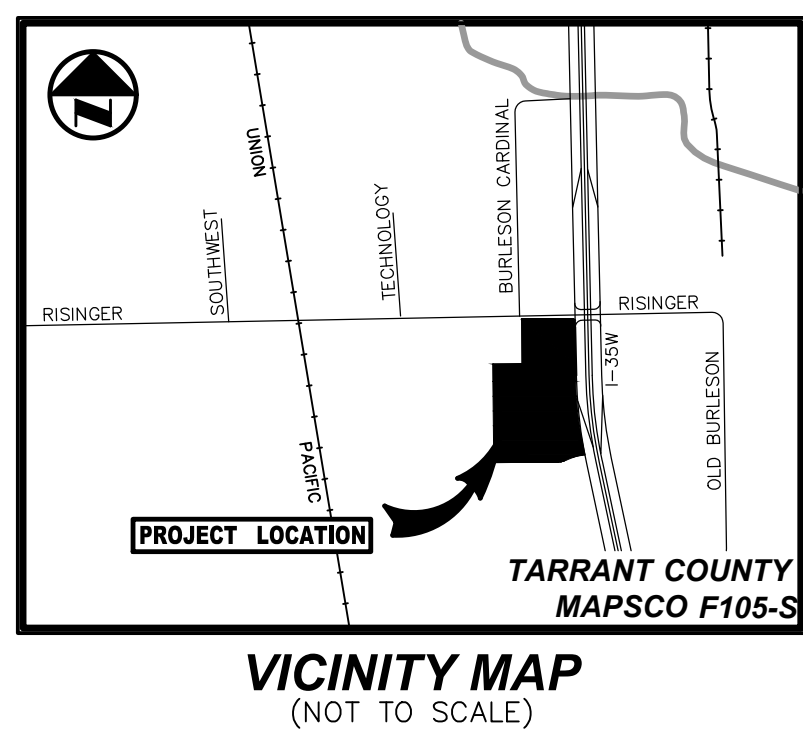
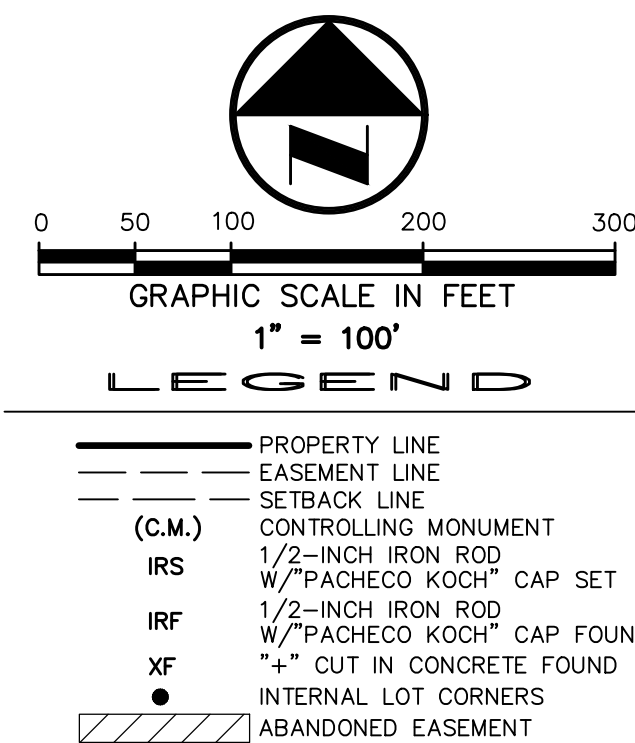
SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TX 76177
817-562-3350
CONTACT: DUSTIN C. PUSTEJOVSKY

LOTS 4R-7R, & 10-13, BLOCK 1
RISINGER SOUTH
REF. CASE NO. PP-20-001
REF. CASE NO. FP-20-042
REF. CASE NO. PP-22-092
CASE NO. FP-24-105

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



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, TCRG Opportunity XV, L.L.C. does hereby adopt this plat as **LOTS 4R-7R & 10-13, BLOCK 1, RISINGER SOUTH**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the _____ day of _____, 2025.

By: _____
Name: Robert L. Patton, Jr.
Title: President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert L. Patton, Jr., 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Dustin C. Pustejovsky, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on May 18, 2020 and that all corners are shown hereon.



Dustin C. Pustejovsky
Registered Professional Land Surveyor
No. 6690

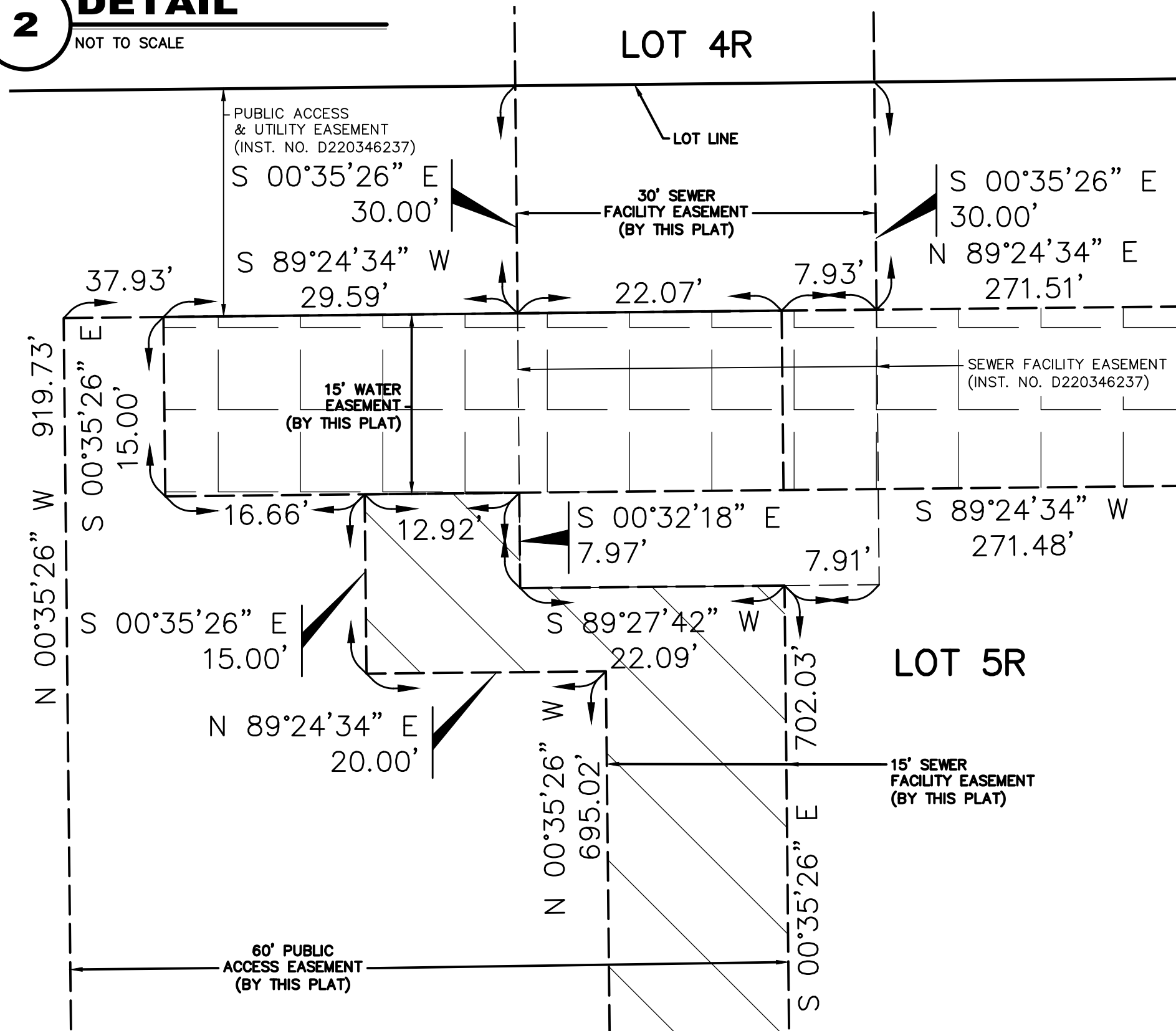
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dustin C. Pustejovsky, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Dustin C. Pustejovsky and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____th day of _____, 2025.

Notary Public in and for the State of Texas
My Commission Expires: _____

2 DETAIL NOT TO SCALE



FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date : _____

By: _____
Chairman

By: _____
Secretary

SHEET 2 OF 2
FINAL PLAT
LOTS 4R-7R & 10-13,
BLOCK 1
RISINGER SOUTH
BEING A 22.921 ACRE REPLAT OF
ALL OF LOTS 4-7, BLOCK 1
RISINGER SOUTH AN ADDITION TO THE CITY OF FORT
WORTH, TARRANT COUNTY, TEXAS AS RECORDED
IN INSTRUMENT NO. D220346237 O.P.R.T.C.T.

Westwood

9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
817.562.3350

DRAWN BY GAL	CHECKED BY DCP	SCALE 1"=100'	DATE JUNE 2024	JOB NUMBER 3949-19.348
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THIS PLAT RECORDED IN DOCUMENT NUMBER _____

DATE _____

TX REG. ENGINEERING FIRM F-11756
TX REG. SURVEYING FIRM LS-10074301



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Ryan Wood	522289	ryan@tcrg.com	817-456-5208
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date