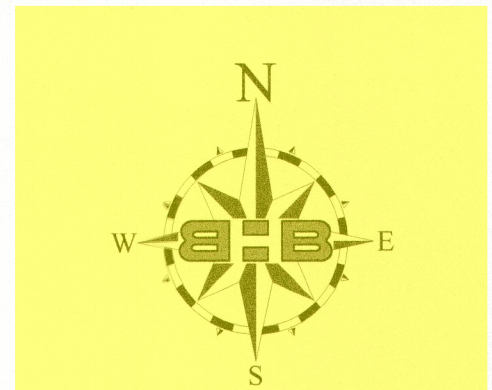


VICINITY MAP - NTS FORT WORTH, TEXAS



LEGEND

BCIRF.....BLUE CAPPED IRON ROD FOUND
CC#.....COUNTY CLERK'S INSTRUMENT NUMBER
CIRF.....5/8" CAPPED IRON ROD MARKED "BHB INC" FOUND
OCIRF.....ORANGE CAPPED IRON ROD FOUND
OPRTCT.....OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
PAE.....PUBLIC ACCESS EASEMENT
POSE.....PUBLIC OPEN SPACE EASEMENT
SSE.....SANITARY SEWER EASEMENT
UE.....UTILITY EASEMENT
WE.....WATER EASEMENT
WLE.....WATER LINE EASEMENT
YCIRF.....YELLOW CAPPED IRON ROD FOUND

CITY OF FORT WORTH STANDARD PLAT NOTES

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 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.

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.

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.

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".

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 of 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.

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.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for 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 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.

PUBLIC OPEN SPACE EASEMENT

No structure, object, or plat 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.

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.

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 floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed.

FLOODPLAIN / DRAINAGE-WAY: 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 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.

PARKWAY PERMIT

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.

P.R.V.'s NOTE

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

OWNER / SUBDIVIDER

BEACH STREET PARTNERS 3, LLC
251 E. SOUTHLAKE BLVD., SUITE 100
SOUTHLAKE, TEXAS 76092

ENGINEER / SURVEYOR

Baird, Hampton & Brown
Engineering & Surveying
3801 William D. Tate Ave., Ste. 500, Grapevine, TX 76051
rallen@bhinc.com 817-251-8550 www.bhinc.com
BHB Project # 2017-400.022 TBPE Firm F-44 TBPLS Firm 10011302

LAND USE

GROSS SITE AREA: 0.688 ACRES
TOTAL NUMBER LOTS: 1
NON-RESIDENTIAL LOTS: 1
COMMERCIAL LOTS AREA: 0.688 ACRES

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: June 15, 2018

By: *Donald R. Brown* Chairman
By: *Mary Elliott* Secretary

SURVEYOR'S NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- The use of the word "certify" or "certification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- According to FEMA FIRM No. 48439C0070K, revised September 25, 2009, and further revised by LOMR 12-06-0273P with an effective date of October 1, 2012, Lot 5 is located within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.

This plat filed in County Clerk Instrument No. D2018131344 Date 06-15-2018

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Beach Street Partners 3, LLC is the owner of the remainder of a called 0.755 acre tract of land situated in the Samuel P. Williams Survey, Abstract No. 1690, City of Fort Worth, Tarrant County, Texas, as described in the deed recorded in County Clerk's Instrument No. (CC#) D217170330, Official Public Records, Tarrant County, Texas (OPRTCT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using the Western Data Systems RTKNet Cooperative Network. Reference Frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. survey feet displayed in surface values.

BEGINNING at a 1/2-inch yellow capped iron rod marked "Wier & Associates" found at the southeast corner of Lot 4R1, Block 1, Heritage Glen Office Park, an addition to the City of Fort Worth according to the plat thereof recorded in CC# D217055381, OPRTCT, and being at the northeast corner of the remainder of the said called 0.755 acre tract of land, also being on the west right-of-way line of North Beach Street as described in the deed to the City of Fort Worth, recorded in CC# D212271298, OPRTCT, from which an "X" cut in concrete found at the northeast corner of said Lot 4R1 bears North 00°37'11" West, a distance of 209.01 feet;

THENCE South 00°37'11" East, with the east line of the remainder of the said called 0.755 acre tract of land, being common with the said west right-of-way line, a distance of 43.36 feet to a point for corner at the beginning of a curve to the right, from which a 1/2-inch orange capped iron rod marked "JPH Land Surveying" found for corner bears South 84°19'28" East, a distance of 0.20 feet;

THENCE Southerly, with the said curve to the right, having a central angle of 01°42'25", a radius of 2940.00 feet, an arc length of 87.59 feet, a chord bearing of South 00°14'02" West, and a chord length of 87.58 feet to a 5/8-inch yellow capped iron rod marked "BHB INC" found for the northeast corner of Lot 7, Block 1, Heritage Glen Office Park, an addition to the City of Fort Worth according to the plat thereof recorded in CC# D218078574, OPRTCT, being common with the southeast corner of the remainder of the said called 0.755 acre tract of land;

THENCE South 89°59'48" West, with the north line of said Lot 7, being common with the south line of the remainder of the said called 0.755 acre tract of land, a distance of 242.90 feet to a 5/8-inch yellow capped iron rod marked "BHB INC" found for the southwest corner of the remainder of the said called 0.755 acre tract of land, being common with the southeast corner of a called 0.066 acre tract of land as described in the deed to Castle Equity, LLC, recorded in CC# D218031672, OPRTCT, from which a 5/8-inch yellow capped iron rod marked "BHB INC" found for the northwest corner of said Lot 7 bears South 89°59'48" West, a distance of 142.58 feet;

THENCE North 00°00'12" West, with the west line of the remainder of the said called 0.755 acre tract of land, being common with the east line of the said called 0.066 acre tract of land, a distance of 130.94 feet to a 5/8-inch yellow capped iron rod marked "BHB INC" found for the northwest corner of the remainder of the said called 0.755 acre tract of land, being common with northeast corner of the said called 0.066 acre tract of land, from which a 1/2-inch orange capped iron rod marked "JPH Land Surveying" found at the southwest corner of the aforementioned Lot 4R1 bears South 89°59'48" West, a distance of 242.32 feet;

THENCE with the common line between said Lot 4R1 and the remainder of the said called 0.755 acre tract of land, the following courses and distances:

North 89°59'48" East, a distance of 7.90 feet to a 1/2-inch yellow capped iron rod marked "Wier & Associates" found;

South 00°00'12" East, a distance of 25.00 feet to a 1/2-inch yellow capped iron rod marked "Wier & Associates" found;

North 89°59'48" East, a distance of 75.00 feet to a 1/2-inch yellow capped iron rod marked "Wier & Associates" found;

North 00°00'12" West, a distance of 25.00 feet to a 1/2-inch yellow capped iron rod marked "Wier & Associates" found;

North 89°59'48" East, a distance of 159.89 feet to the **POINT OF BEGINNING** and containing 29,971 square feet or 0.688 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **BEACH STREET PARTNERS 3, LLC**, acting by and through the undersigned, their duly authorized agent, do hereby adopt this plat designating the herein above described real property as **LOT 5, BLOCK 1, HERITAGE GLEN OFFICE PARK**, an addition to the City of Fort Worth, Texas, and do hereby dedicate the streets and easements shown thereon for the public's use forever.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

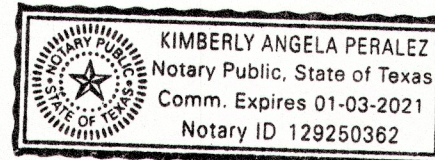
Andrew Miller
Duly Authorized Agent of
Beach Street Partners 3, LLC

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared, Andrew Miller, 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 2th day of June, 2018.

Kimberly Angela Peraldez January 3, 2021
Notary Public in and for My commission expires
the State of Texas



SURVEYOR'S CERTIFICATION

I, Robert P. Allen, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

Robert P. Allen
Robert P. Allen
Registered Professional Land Surveyor No. 6495

FINAL PLAT

LOT 5, BLOCK 1

HERITAGE GLEN OFFICE PARK

29,971 SQUARE FEET OR 0.688 ACRES

SAMUEL P. WILLIAMS SURVEY, ABSTRACT NO. 1690

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

1 Address

JUNE 2018

