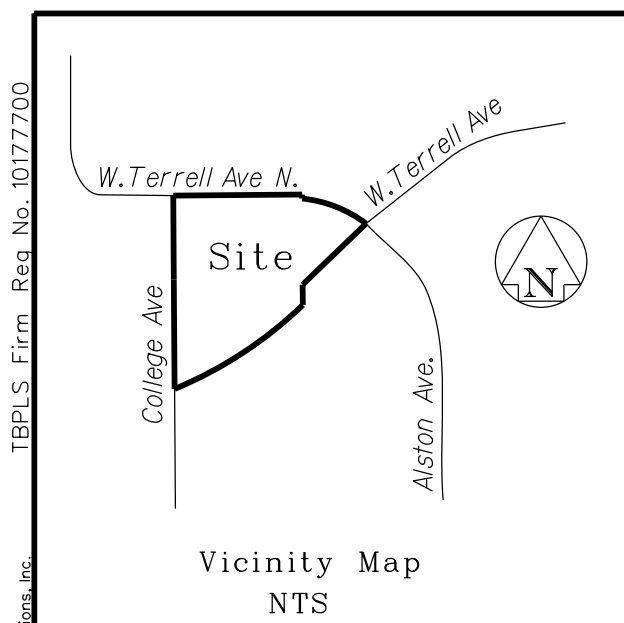


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LEGEND  
IRF = Iron Rod Found  
IRS = Iron Rod Set  
  
Lot Tabulation  
Block 5 1 Lot 0.426 Acres (Commercial)  
Total 1 Lot 0.426 Acres

DESCRIPTION  
BEING A TRACT OF LAND SITUATED IN THE W. WELCH SURVEY, ABSTRACT NUMBER 1644, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING PORTIONS OF LOTS 38, 39, AND 61-64, G.M. SHEIMIRE'S SUBDIVISION, BEING PART OF BLOCK 5, FIELDS-WELCH ADDITION, AND A PORTION OF THE ALLEY IN SAID BLOCK 5, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO S.J. BRYANT IRVIN COMMERCIAL DEVELOPMENT, L.P., RECORDED IN INSTRUMENT NUMBER D217284118, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH RED PLASTIC CAP FOUND AT THE NORTHWEST CORNER OF SAID S.J. BRYANT IRVIN COMMERCIAL DEVELOPMENT TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 64, AND BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF W. TERRELL AVENUE N. (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF COLLEGE AVENUE (60 FOOT RIGHT-OF-WAY).

THENCE WITH THE NORTH LINE OF SAID S.J. BRYANT IRVIN COMMERCIAL DEVELOPMENT TRACT AND SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

N 89° 34' 13" E, 115.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE NORTHWEST CORNER OF SAID LOT 39, BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID BLOCK 5 ALLEY;

S 00° 25' 47" E, 3.59 FEET, WITH SAID EAST RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH RED PLASTIC CAP FOUND, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID SOUTH RIGHT-OF-WAY LINE AND NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 62.19 FEET, THROUGH A CENTRAL ANGLE OF 31° 40' 06", HAVING A RADIUS OF 112.52 FEET, THE LONG CHORD WHICH BEARS S 68° 45' 58" E, 61.40 FEET TO A 1/2 INCH IRON ROD WITH RED PLASTIC CAP FOUND AT THE NORTHEAST CORNER OF SAID S.J. BRYANT IRVIN COMMERCIAL DEVELOPMENT TRACT, BEING AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTHWEST RIGHT-OF-WAY LINE OF W. TERRELL AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE SOUTHEAST LINE OF SAID S.J. BRYANT IRVIN COMMERCIAL DEVELOPMENT TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

S 46° 04' 50" W, 78.66 FEET, TO THE FOREMENTIONED EAST RIGHT-OF-WAY LINE OF SAID BLOCK 5 ALLEY, FROM WHICH A 1/2 INCH IRON ROD WITH NO CAP BEARS S 46° 04' 50" W, 1.12 FEET;

S 00° 25' 47" E, 18.01 FEET, WITH SAID EAST RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 137.71 FEET, THROUGH A CENTRAL ANGLE OF 21° 20' 58", HAVING A RADIUS OF 369.58 FEET, THE LONG CHORD WHICH BEARS S 56° 42' 07" W, 136.92 FEET TO AN "X" CUT FOUND AT THE SOUTHWEST CORNER OF SAID S.J. BRYANT IRVIN COMMERCIAL DEVELOPMENT TRACT, BEING IN THE FOREMENTIONED EAST RIGHT-OF-WAY LINE OF COLLEGE AVENUE;

THENCE N 00° 25' 47" W, 172.71 FEET, WITH THE WEST LINE OF SAID S.J. BRYANT IRVIN COMMERCIAL DEVELOPMENT TRACT AND SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 18,540 SQUARE FEET OR 0.426 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOT 64R, BLOCK 5  
G.M. SHEIMIRE SUBDIVISION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT SHOWN HEREON.

S.J. BRYANT IRVIN COMMERCIAL DEVELOPMENT, L.P.  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

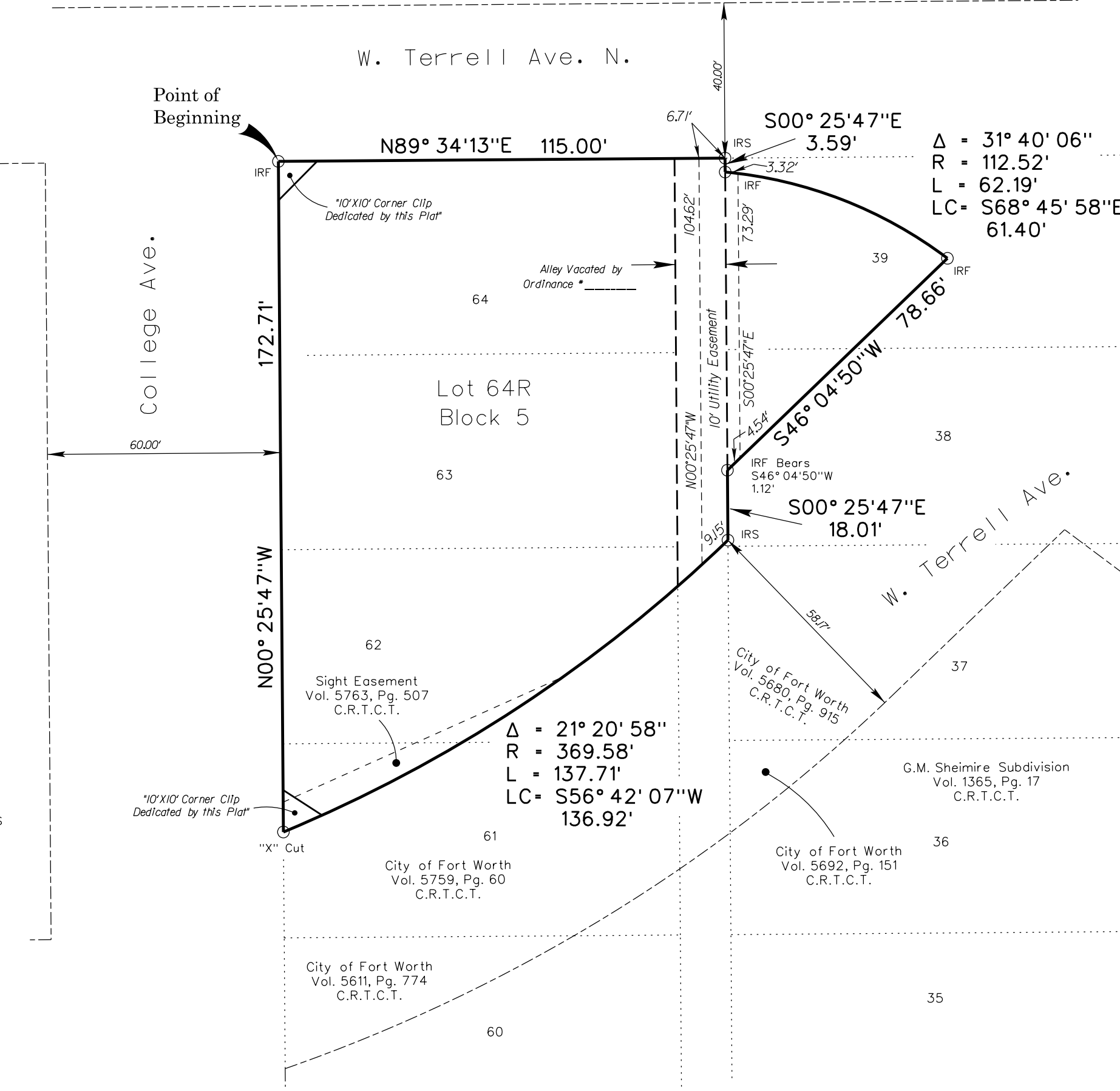
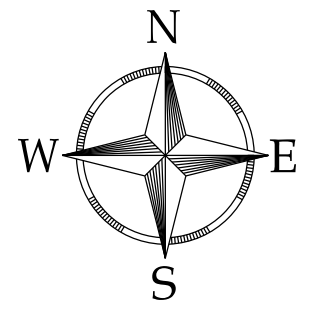
CERTIFICATION  
I, XXXX X XXXXXXX, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JULY, 2018, AND THAT ALL CORNERS ARE AS SHOWN.

XXXX X XXXXXXX  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. XXXX

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C  
Todd A. Bridges, RPLS 4940  
Date: 10/26/2018

OWNER  
S.J. Bryant Irving  
Commercial Development  
7201 Hawkins View  
Suite 101  
Fort Worth, Texas 76132

W. Welch Survey  
Abstract Number 1644



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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR 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.

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.

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.

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.

FEMA FLOODPLAIN  
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0305K, DATED SEPTEMBER 25, 2009.

PARKWAY PERMITS  
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.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED  
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.

PRIVATE (PRV'S) REQUIRED  
PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

FP018-176

A Final Plat of

Lot 64R, Block 5

G.M. Sheimire Subdivision

Being a Re-Plat of portions of Lots 38, 39, 61, 62, and all of 63-64, G.M. Sheimire's Subdivision, Part of Block 5, Fields-Welch Addition, and a portion of the alley in said Block 5, Situated in the W. Welch Survey, Abstract Number 1644, City of Fort Worth, Tarrant County, Texas

Date of Preparation: July 2018

Table with 2 columns: JOB #, DRAWN BY, CHECKED BY, DATE, REVISIONS. Values include HCH17003, D. Freeman, T. Bridges, 07-20-18.

A Final Plat of  
Lot 64R, Block 5  
G.M. Sheimire Subdivision  
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