

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	100.00'	17.03'	9°45'26"	17.01'	N 85°01'10" E
C2	100.00'	17.03'	9°45'26"	17.01'	N 85°01'10" E
C3	100.00'	17.03'	9°45'26"	17.01'	S 85°01'10" W
C4	100.00'	17.03'	9°45'26"	17.01'	S 85°01'10" W

**DEVELOPMENT YIELD:** Gross Site Area (Acreage): 7.051 Total Number Lots: 4  
Residential Lots: Number 0 Total Number Dwelling Units: 0  
Acreage: Single Family Detached 0 Single Family Attached 0 Two Family 0 Multifamily 0  
Non-Residential Lots: 4 Zoning: Lot 3 - 'F' - General Commercial  
Acreage: Commercial Lots 6.864 Industrial lots 0 Open Space Lots 0 Right-Of-Way 0.187

OWNER:  
EQUITY TRUST COMPANY  
14228 MIDWAY ROAD, SUITE 204  
DALLAS, TX 75244

CONTACT: David Hardesty  
EMAIL: david@hardestyrealty.net

OWNER:  
RETAIL CORNERS, LLC  
14228 MIDWAY ROAD, SUITE 204  
DALLAS, TX 75244

CONTACT: David Hardesty  
EMAIL: david@hardestyrealty.net

SURVEYOR:  
**BRITAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
TEL (817) 926-0211  
FAX (817) 926-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@britain-crawford.com  
WEBSITE: www.britain-crawford.com  
FIRM CERTIFICATION# 1019000

4600

4500

6698

OLD DECATUR ROAD  
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

8632

8631

POINT OF BEGINNING  
(1/2" IRON ROD FOUND)

WEST BAILEY BOSWELL ROAD  
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**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.

**FLOOD NOTE:**

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANELS NUMBER 48439C0045L, MAP REVISED MARCH 21, 2019.

**BEARING BASE:**

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

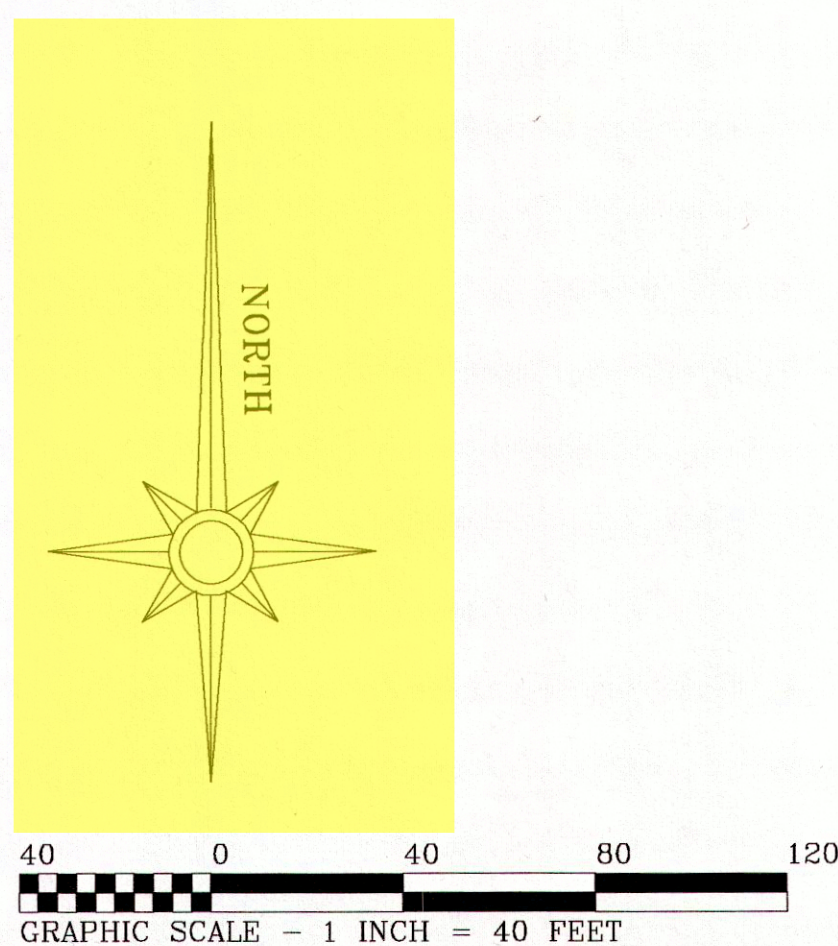
**Utility Easements**

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.

**GENERAL NOTES:**

- NEW UTILITY CONSTRUCTION INTO BAILEY BOSWELL WILL BE REQUIRED TO BE BORED UNDER THE PAVEMENT AS THE ROADWAY PAVEMENT IS CURRENTLY STILL UNDER WARRANTY.
- DRIVEWAY LOCATION MUST NOT INTERFERE WITH INTERSECTION FUNCTION AND ARE SUBJECT TO THE FORT WORTH ACCESS MANAGEMENT POLICY.

Course	Bearing	Distance
L1	N 89°21'00" E	14.51'
L2	S 00°39'00" E	73.03'
L3	S 00°06'07" E	16.71'
L4	S 44°45'46" W	14.11'
L5	N 00°24'49" W	26.69'
L6	S 89°53'53" W	55.00'
L7	N 00°39'00" W	25.84'
L8	S 00°40'10" E	35.50'
L9	S 89°53'53" W	1.73'
L10	S 80°08'27" W	26.58'
L11	N 80°08'27" E	26.58'
L12	N 89°53'53" E	1.73'
L13	S 00°39'00" E	25.84'



LOT 1, BLOCK 1  
1.038 ACRES  
(45,193 SQ. FT.)

4529

4509

LOT 3, BLOCK 1  
1.086 ACRES  
(47,323 SQ. FT.)

8659

8635

LOT 2, BLOCK 1  
3.710 ACRES  
(161,627 SQ. FT.)

LOT 5, BLOCK 1  
1.030 ACRES  
(44,885 SQ. FT.)  
**8633**

LOT 1, BLOCK 1  
MILLER-NIXON ADDITION  
D199258021  
O.P.R.T.C.T.

RICHARD D. OUTMAN and  
wife, FREDA C. OUTMAN  
D216084120  
O.P.R.T.C.T.

RETAIL CORNERS, LLC  
D217175212  
O.P.R.T.C.T.

LOT 2, BLOCK 1  
MILLER-NIXON ADDITION  
D199258021  
O.P.R.T.C.T.

JOHNNY P. NIXON and wife,  
EMERITA NIXON  
VOL. 13007, PG. 284  
O.P.R.T.C.T.

I. & G. N. R.R. CO. SURVEY  
ABSTRACT No. 834

**Private Maintenance Note**

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.

**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.

**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.

**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.

**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.

**Building Permits**

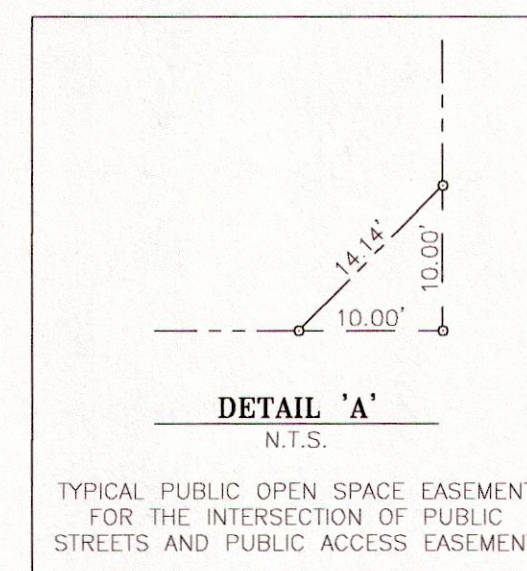
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort 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".

**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.



FINAL PLAT  
OF  
**LOTS 1, 2, 3 AND 5, BLOCK 1**  
**RETAIL CORNERS ADDITION**  
AN ADDITION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS

**FP-19-030** PREPARED: MARCH 2019  
REVISED: AUGUST 2019

7.051 ACRES GROSS, 4 LOTS

THIS PLAT FILED IN INSTRUMENT # **D219281401**, DATE **12-06-19**

P.P.-18-066  
F.P.-19-030

SIN FIN #790

8601



STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, Equity Trust Company Custodian FBO, Account #083205 and Retail Corners, LLC, are the sole owners of 7.051 acres of land located in Fort Worth, Tarrant County, Texas, according to their respective deeds recorded in County Clerk's File Nos. D215159914, D217175212, D217175213, D217175215 and D218003637, of the Official Public Records of Tarrant County, Texas. The foregoing being more particularly described as follows:

LEGAL DESCRIPTION

BEING 7.051 acres of land situated in the I. & G. N. R.R. CO. SURVEY, Abstract No. 834, Fort Worth, Tarrant County, Texas, and being comprised of the tract of land conveyed to Equity Trust Company Custodian FB, Account No. 083205, by the deed recorded in County Clerk's File No. D215159914, of the Official Public Records of Tarrant County, Texas, and also including all of the tract of land conveyed to Retail Corners, LLC, by the deed recorded in County Clerk's File No. D217175215, corrected in D218003637, of the Official Public Records of Tarrant County, and a portion of the tracts of land conveyed to Retail Corners, LLC, by the deeds recorded in County Clerk's File No. D217175212, and D217175213, of the Official Public Records of Tarrant County, Texas. Said 7.051 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the Northwest corner of said Equity Trust Company Tract, recorded in County Clerk's File No. D215159914, and said point lying at the intersection of the East right-of-way line of Bryson Lane (a 60 foot wide public right-of-way) with the South right-of-way line of W. Bailey Boswell Road (a 120 foot wide public right-of-way);

THENCE N 89° 53' 53" E 483.76 feet, along the South right-of-way line of said W. Bailey Boswell Road, to a ½" iron rod marked "Brittain & Crawford" set at the Northwest corner of Lot 4, Block 1, Retail Corners Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D219080784, of the Official Public Records of Tarrant County, Texas;

THENCE along the West boundary line of said Lot 4, Block 1, as follows:

1. S 00° 06' 07" E 232.68 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. N 89° 21' 00" E 14.51 feet, to a ½" iron rod marked "Brittain & Crawford" set;
3. S 00° 39' 00" E 73.03 feet, to a ½" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Lot 4, Block 1;

THENCE N 89° 53' 53" E 152.84 feet, along the South boundary line of said Lot 4, Block 1, to a ½" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Lot 4, Block 1, and said point lying in the West right-of-way line of Old Decatur Road (a variable width public right-of-way);

THENCE S 00° 40' 10" E 239.15 feet, to a ½" iron rod marked "Brittain & Crawford" set at the Southeast corner of the aforesaid tract of land conveyed to Retail Corners, by the deed recorded in County Clerk's File No. D217175212, of the Official Public Records of Tarrant County, Texas;

THENCE S 89° 06' 45" W 651.22 feet, along the South boundary line of said Retail Corners Tract and the North boundary line of Lots 1 and 2, Block 1, Miller-Nixon Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D199258021, of the Official Public Records of Tarrant County, Texas, to a ½" iron rod found at the Southwest corner of said Retail Corners Tract and the Northwest corner of said Lot 1, Block 1, Miller-Nixon Addition, and said point lying in the East right-of-way line of the aforesaid Bryson Lane;

THENCE N 00° 24' 49" W 553.64 feet, along the East right-of-way line of said Bryson Lane, to the POINT OF BEGINNING containing 7.051 acres (307,157 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Equity Trust Company Custodian FBO SEP IRA, Account #.....8055 and Retail Corners, LLC, acting by and through the undersigned, their duly authorized representative does hereby adopt this plat designating the hereinabove described property as Lots 1, 2, 3 AND 5, BLOCK 1, RETAIL CORNERS ADDITION, to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this 26 day of NOVEMBER, 2019.

RETAIL CORNERS, LLC  
a Texas limited liability company

David Hardesty  
By: DAVID HARDESTY  
Title: MANAGER

EQUITY TRUST COMPANY CUSTODIAN FBO SEP IRA, ACCOUNT #.....8055

David Hardesty  
By: DAVID HARDESTY

THE STATE OF TEXAS

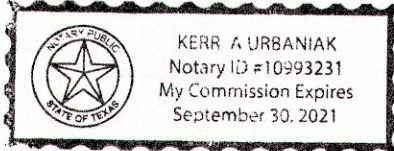
COUNTY OF TARRANT

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DAVID HARDESTY known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of EQUITY TRUST COMPANY CUSTODIAN FBO SEP IRA, ACCOUNT #.....8055 and that he executed the same as the act of said EQUITY TRUST COMPANY CUSTODIAN FBO SEP IRA, ACCOUNT #.....8055 the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of November, 2019.

Kerr A Urbanik  
Notary Public in and for the State of Texas



THE STATE OF TEXAS

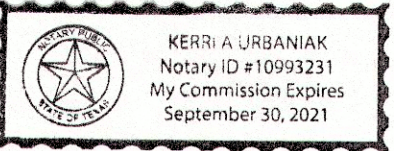
COUNTY OF TARRANT

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DAVID HARDESTY known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of RETAIL CORNERS, LLC, a Texas limited liability company and that he executed the same as the act of said RETAIL CORNERS, LLC, a Texas limited liability company the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of November, 2019.

Kerr A Urbanik  
Notary Public in and for the State of Texas



STATE OF TEXAS  
COUNTY OF TARRANT

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

Chris L Blevins  
CHRIS L. BLEVINS  
Registered Professional  
Land Surveyor  
State of Texas No. 5792



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: <u>December 6, 2019</u>	
By: <u>Donald R. Boone</u>	Chairman
By: <u>Mary Elliott</u>	Secretary

FINAL PLAT  
OF  
**LOTS 1, 2, 3 AND 5, BLOCK 1**  
**RETAIL CORNERS ADDITION**  
AN ADDITION TO THE CITY OF FORT WORTH,  
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PREPARED: MARCH 2019  
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P.O. BOX 11374 • 3808 SOUTH FREEWAY  
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WEBSITE: www.brittain-crawford.com  
FIRM CERTIFICATION # 1019000