

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C21	51.00	80.11	N45°00'00"E	72.12
C22	55.57	51.79	S63°07'19"E	49.93
C23	51.00	80.11	S05°22'19"W	72.12
C24	25.00	39.28	N05°21'55"E	35.36
C25	25.00	39.27	S84°37'41"E	35.36
C26	51.00	80.11	N84°37'41"W	72.12
C27	25.00	39.27	N84°37'41"W	35.36
C28	25.00	39.27	N05°22'19"E	35.36
C29	25.00	17.29	N70°11'10"E	16.95
C30	51.32	84.37	S42°39'43"W	75.19
C31	25.00	38.34	N46°14'23"E	34.69
C32	29.41	23.70	S62°54'25"E	23.06
C33	25.00	39.27	S05°22'19"W	35.36
C34	25.07	39.71	S04°49'59"W	35.69
C35	52.88	30.75	N22°07'12"W	30.32
C36	25.00	10.66	S36°13'58"E	10.58
C37	51.00	41.01	N25°55'31"W	39.91
C38	25.00	38.48	S45°55'47"E	34.79
C39	330.00	5.00	N00°32'07"W	5.00
C40	330.00	0.34	N00°04'18"E	0.34
C41	25.00	16.97	S70°33'14"W	16.65

DATE _____ CASE NO. FP-22-121
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* OWNER'S CERTIFICATE *

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS DD EAST HARMON, LLC is the sole owner of a 14.1838 acre tract of land located in the Josiah Walker Survey, Abstract No. 1600, City of Fort Worth, Tarrant County, Texas, said 14.1838 acre tract of land being all of a called 14.1838 acre tract of land conveyed to DD EAST HARMON, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument No. (Ins. No.) D221165818, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 14.1838 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set (hereinafter referred to as iron rod set) on the west property line of the said 14.1838 acre tract, same being the northwest corner of a right-of-way dedication conveyed to the City of Fort Worth, by deed thereof filed for record in Ins. No. D222054065, O.P.R.T.C.T., said beginning point also being the most southerly southeast lot corner of Lot 1, Block 1, Great Hears - Harmon Road Mixed Use, being an Addition to the said City and State, according to the plat thereof filed for record in Ins. No. D222144088, O.P.R.T.C.T., said beginning point further being on the north right-of-way line of Harmon Road (being a variable width public right-of-way);

THENCE along the common west and northwest property lines of the said 14.1838 acre tract, same being the east and southeast lot lines of said Lot 1 the following courses and distances:

North 00°02'40" West, 22.35 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as iron rod found) at the beginning of a tangent curve to the left having a radius of 330.00 feet;

Along said curve to the left, an arc length of 95.92 feet, and across a chord which bears North 08°22'11" West, a chord length of 95.59 feet to an iron rod found;

North 16°41'49" West, a distance of 233.55 feet to an iron rod found at the beginning of a non-tangent curve to the right having a radius of 471.20 feet;

Along said curve to the right, an arc length of 581.17 feet, and across a chord which bears North 18°41'11" East, a chord length of 545.03 feet to an iron rod found;

North 52°30'56" East, a distance of 551.51 feet to a 60d nail in the trunk of a hackberry tree found at the north property corner of the said 14.1838 acre tract, same being the east property corner of the said 15.051 acre tract, said 60d nail found also being on the southwest right-of-way line of U.S. Highway No. 287 (being a variable width public right-of-way);

THENCE South 32°51'02" East, along the northeast property line of the said 14.1838 acre tract and along the said southwest right-of-way line, a distance of 48.21 feet to a 4 inch Texas Department of Transportation brass monument found (Controlling Monument) at the beginning of a non-tangent curve to the left having a radius of 1,000.00 feet;

THENCE continuing along the said property line and the said right-of-way line, with said curve to the left, an arc length of 373.54 feet, and across a chord which bears South 43°34'46" East, a chord length of 371.38 feet to an iron rod found at the most northerly east property corner of the said 14.1838 acre tract;

THENCE departing the said right-of-way line and along the easterly property lines of the said 14.1838 acre tract the following courses and distances;

South 62°44'50" West, a distance of 333.76 feet to an iron rod found at the beginning of a tangent curve to the left having a radius of 32.50 feet;

Along said curve to the left, an arc length of 35.59 feet, and across a chord which bears South 31°22'40" West, a chord length of 33.84 feet to an iron rod found;

South 00°00'30" West, a distance of 433.33 feet to an iron rod found;

North 89°58'48" East, a distance of 335.03 feet to an "X" cut found at the northwest property corner of a called 0.0047 acre tract of land conveyed to the State of Texas, by deed thereof filed for record in Ins. No. D224035633, O.P.R.T.C.T., same being the southwest property corner of a called 0.0024 acre tract of land conveyed to the State of Texas, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D224204012, O.P.R.T.C.T., said "X" cut found also being on the west right-of-way line of the aforementioned Harmon Road, said "X" cut found further being at the beginning of non-tangent curve to the left having a radius of 939.00 feet;

THENCE along the west property line of the said 0.0047 acre tract of land and along the said curve to the left, an arc length of 26.25 feet, and across a chord which bears South 07°51'49" West, a chord length of 26.25 feet to "X" cut found at the southwest property corner of the said 0.0047 acre tract, same being the northwest property corner of a called 0.0482 acre tract of land conveyed to the State of Texas, by deed thereof filed for record in Ins. No. D224203881, O.P.R.T.C.T., said "X" cut found also being on a south property line of the said 14.1838 acre tract, said "X" cut found further being on the north lot line of Lot 6, Block 1, Harmon Mixed Use, being an Addition to the said City and State, according to the plat thereof filed for record in Ins. No. D224070308, O.P.R.T.C.T.;

THENCE departing the said right-of-way line and along the southeasterly property lines of the said 14.1838 acre tract, same being the north and west lot lines of said Lot 6 the following courses and distances:

South 89°58'48" West, a distance of 331.44 feet to an iron rod found;

South 00°00'30" West, a distance of 251.95 feet to an iron rod found at the most southerly southeast property corner of the said 14.1838 acre tract, same being the southwest lot corner of said Lot 6, and being on the north right-of-way line of E. Harmon Road (being a variable width public right-of-way), from which a 1/2 inch iron rod found (Controlling Monument) at the most southerly southeast lot corner of said Lot 6 bears North 89°44'04" East, a distance of 253.00 feet;

THENCE South 89°44'04" West, along the south property line of the said 14.1838 acre tract and along the said north right-of-way line, a distance of 151.78 feet an iron rod set at the east corner of an existing Right-of-way Easement conveyed to the City of Fort Worth, by deed thereof filed for record in Ins. No. D222054065, O.P.R.T.C.T.;

THENCE continuing along the north right-of-way lines and along the north property lines of the said existing Right-of-way Easement the following courses and distances:

North 84°00'16" West, 112.93 feet to an iron rod set;

South 89°46'57" West, 129.38 feet to an "X" cut set;

North 89°55'53" West, 18.43 feet to an "X" cut set;

South 89°35'31" West, 87.06 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 14.0963 acres (614,035 square feet) of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, DD EAST HARMON, LLC, acting through the undersigned, their duly authorized representative, do hereby adopt this plat designating the hereon described property as LOT 3, BLOCK A, HARMON ROAD MIXED USE ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HAND this the 17th day of SEPTEMBER, 2025.

DD EAST HARMON, LLC
BY: Morrow Inventory Inc. Its Manager

Fred S. Hazel, Vice President

STATE OF GEORGIA §

COUNTY OF HENRY §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Fred S. Hazel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and i the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 17th day of SEPTEMBER, 2025.

Notary Public, State of Georgia

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Fort Worth.

Surveyed on the ground during the month of July, 2021.

Eric S. Spooner, RPLS
Texas Registration No. 5922
TBPLS Firm No. 10054900

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER 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 purpose and consideration therein expressed, and i the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 15 day of SEPTEMBER, 2025.

Notary Public, State of Texas

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0.0 using a combined scale factor of 1.000120. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48439C0065L; map revised March 21, 2019, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- According to the City of Fort Worth Zoning Map Change Staff Report, dated February 2nd, 2021, having a Case Number of ZC-20-142, the subject property appears to be located within Zone "F" (General Commercial) and Zone "C" (Medium Density Multifamily). The Surveyor did not attempt to interpret the herein mentioned zoning district information and hereby advises all interested parties to contact the City of Fort Worth Planning and Zoning Department to further verify all zoning regulations and restrictions prior to planning, designing, constructing or developing on the subject property.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or resubdivision by the local city could be a violation of city ordinance and state law.
- Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuances via a parkway permit.
- Private P.R.V's will be required; water pressure exceeds 80 P.S.I.
- This development will not be a gated community.

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 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.

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.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessments 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.

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 same.

Detention Area

This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots provide for the final detention volume mitigation during site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the City of Fort Worth Stormwater Criteria Manual current at the time of the final iSWM plan is submitted.

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.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all time 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.

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.

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".

Building Construction Distance Limitation to an Oil or Gas Well Bore

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire ode from any existing or permitted oil or gas well bore. The instance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

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.

Private Common Areas and Facilities:

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. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as 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.

OWNER/APPLICANT:

DD EAST HARMON, LLC
403 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
ATTN: FRED S. HAZEL

SURVEYOR:



308 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 885-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 - SBA 2013209

ENGINEER:

BURGESS & NIPLE

3 SUGAR CREEK CENTER BOULEVARD, SUITE 610
SUGAR LAND, TEXAS 77478
PH: (281) 980-7705
TBPLS FIRM NO. F-10834
ATTN: THOMAS LUNZMAN, PE

FINAL PLAT OF
HARMON ROAD MIXED
USE ADDITION
LOT 3, BLOCK A

BEING A FINAL PLAT OF A 14.1838 ACRE TRACT OF LAND LOCATED IN THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1600, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID 14.1838 ACRE TRACT OF LAND BEING ALL OF A CALLED 14.1838 ACRE TRACT OF LAND CONVEYED TO DD EAST HARMON, LLC, BY DEED THEREOF FILED FOR RECORD IN TARRANT COUNTY CLERK'S INSTRUMENT NUMBER D221165818, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

1 LOT ~ 14.0963 ACRES

MAY ~ 2025

THIS PLAT RECORDED IN DOCUMENT NUMBER

DATE

CASE NO. FP-22-121
PAGE 2 OF 2



Eng D. Hood 10/9/2025

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 APPROVED DATE 10/09/2025

BY: Jim Tidwell CHAIRMAN

BY: SECRETARY