



LINE	BEARING	DISTANCE
L1	N 89°48'03" E	218.30'
L2	N 60°51'21" E	7.34'
L3	N 89°17'45" E	27.33'
L4	S 60°58'12" E	7.02'
L5	N 87°25'07" E	10.85'
L6	N 07°32'16" E	6.61'
L7	N 45°30'26" E	24.70'
L8	N 36°38'35" E	15.04'
L9	N 59°52'59" E	7.64'
L10	N 20°54'26" W	11.67'
L11	N 00°09'52" W	26.48'
L12	N 27°36'40" E	8.99'
L13	N 00°36'57" W	91.97'
L14	N 00°07'48" W	23.55'
L15	N 44°59'47" E	29.23'
L16	S 00°35'00" E	23.42'

- GENERAL NOTES**
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.
  - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
  - The land use of subject property General Commercial. The property within 300 feet is currently used as residential or vacant / agricultural.
  - This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480596 as shown on Map Number 48439C0065L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
  - The purpose of this plat is to create one lot of record out of an unplatted tract.
  - Existing and proposed land use is General Commercial.



**SIDEWALKS**  
Sidewalks and street lights are required adjacent to both sides of all public and private streets and public access easements, 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.

**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.

**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 floodplain base 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.

**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 the Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

**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.

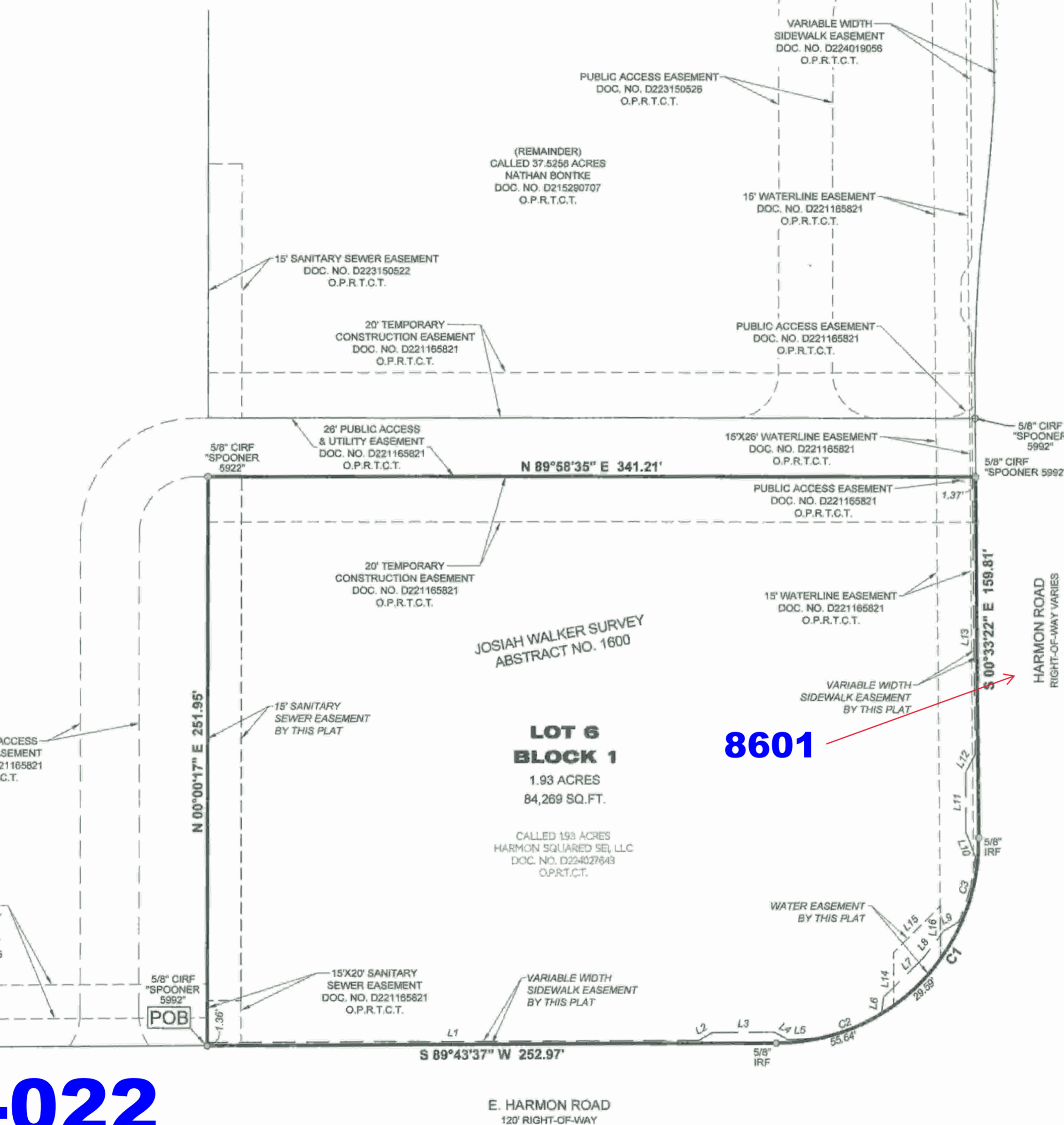
**BUILDING PERMITS**

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.

**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.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	142.35'	89.83'	90°47'33"	S 44°35'55" W	127.91'
C2	33.19'	81.26'	23°23'57"	N 68°52'25" E	32.96'
C3	30.07'	88.35'	19°30'07"	N 14°24'39" E	29.93'



**FP-23-022**

**1 Address**

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(640) 222-3009

**ENGINEER**  
Claymore Engineering, Inc.  
Contact: Drew Donosky  
1903 Central Drive, Suite: 406  
Bedford, TX 76021  
(817) 281-0572

**OWNER**  
Harmon Squared SEI, LLC  
5700 Granite Parkway, Suite 404  
Plano, Texas 75024

**EAGLE SURVEYING**  
Eagle Surveying, LLC  
222 South Elm Street  
Suite 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

**LEGEND**

POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

**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: April 24, 2024

By: Samuel R. Brown Chairman  
By: Ryan Jacobs Secretary

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, HARMON SQUARED SEI, LLC, is the owner of a 1.93 acre tract of land out of the Josiah Walker Survey, Abstract No. 1600, situated in the City of Fort Worth, Tarrant County, Texas, being all of a called 1.93 acre tract of land conveyed to Harmon Squared SEI, LLC by deed of record in Document Number D224027643 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8 inch iron rod with orange plastic cap stamped "SPOONER 5992" found in the North right-of-way line of E. Harmon Road (120-foot right-of-way), being the most Southerly Southeast corner of a called 14.1838 acre tract of land conveyed to DD East Harmon, LLC by deed of record in Document Number D221165816 of said Official Public Records, also being the Southwest corner of said 1.93 acre tract;

**THENCE**, leaving the North right-of-way line of E. Harmon Road, along the irregular East line of said 14.1838 acre tract, being the common West and North lines of said 1.93 acre tract, the following two (2) courses and distances:

- N00°00'17"E, a distance of 251.95 feet to a 5/8 inch iron rod with orange plastic cap stamped "SPOONER 5992" found at the Northwest corner of said 1.93 acre tract;
- N89°58'35"E, a distance of 341.21 feet to a 5/8 inch iron rod with orange plastic cap stamped "SPOONER 5992" found in the West right-of-way line of Harmon Road (right-of-way varies), being the most Easterly Southeast corner of said 14.1838 acre tract, also being the Northeast corner of said 1.93 acre tract;

**THENCE**, S00°33'22"E, along the West right-of-way line of Harmon Road, being the common East line of said 1.93 acre tract, a distance of 159.81 feet to a 5/8 inch iron rod found at the point of curvature of a non-tangent curve to the right, being the North end of a right-of-way return at the intersection of the West right-of-way line of Harmon Road and the North right-of-way of E. Harmon Road;

**THENCE**, along said right-of-way return and said non-tangent curve to the right, having a radius of 89.83 feet, a chord bearing of S44°35'55"W, a chord length of 127.91 feet, a delta angle of 90°47'33", an arc length of 142.35 feet to a 5/8 inch iron rod found in the North right-of-way line of E. Harmon Road, being the Southeast corner of said 1.93 acre tract;

**THENCE**, S89°43'37"W, along the North right-of-way line of E. Harmon Road, being the common South line of said 1.93 acre tract, a distance of 252.97 feet to the **POINT OF BEGINNING** and containing an area of 1.93 acres (84,269 square feet) of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT HARMON SQUARED SEI, LLC does hereby adopt this plat, designating herein described property as **HARMON ROAD MIXED USE, LOT 6, BLOCK 1**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

OWNER: HARMON SQUARED SEI, LLC

BY: [Signature] 04-22-2024  
Signature Date

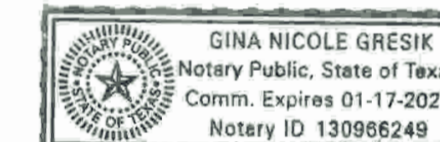
BY: Tom Schaffner MANAGER  
Printed Name & Title

STATE OF TEXAS §  
COUNTY OF GULL §

BEFORE ME, the undersigned authority, on this day personally appeared THOMAS SCHAFFNER, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 22 day of APRIL, 2024.

[Signature]  
Notary Public in and for the State of TEXAS



**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Fort Worth, Tarrant County, Texas.

Math Raabe 04-21-24  
Matthew Raabe, R.P.L.S. # 6402 Date



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
04/24/2024 12:57 PM

D224070308  
PLAT  
Pages: 2  
Fees: \$88.00

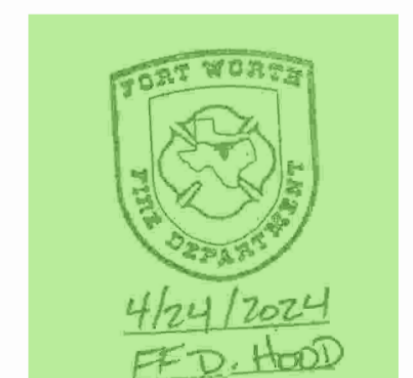
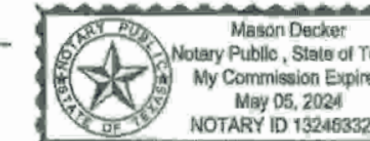
Mary Louise Nicholson  
MARY LOUISE NICHOLSON  
COUNTY CLERK

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 21st day of April, 2024.

Mason Decker  
Notary Public in and for the State of Texas



**FINAL PLAT**  
**HARMON ROAD MIXED USE**  
**LOT 6, BLOCK 1**  
**1.93 ACRES**  
JOSHIAH WALKER SURVEY, ABSTRACT NO. 1600,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**RECORDING INFORMATION**

THIS PLAT RECORDED IN DOCUMENT NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_