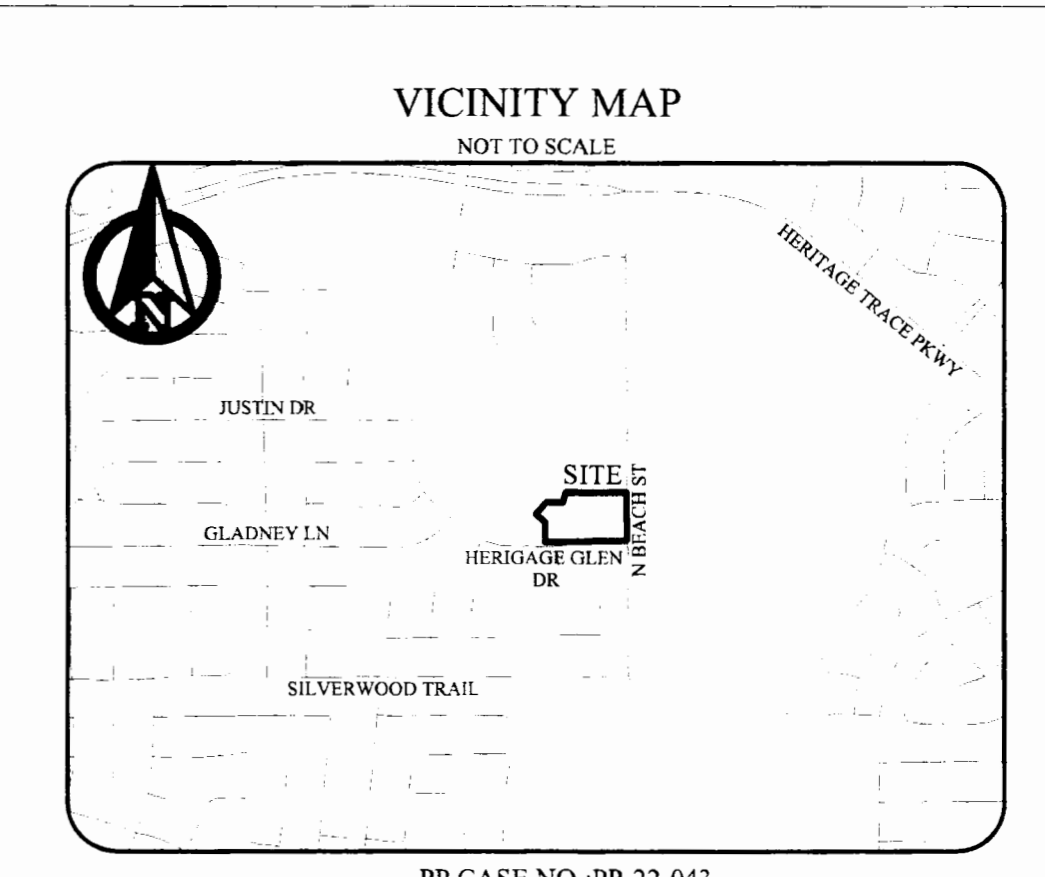
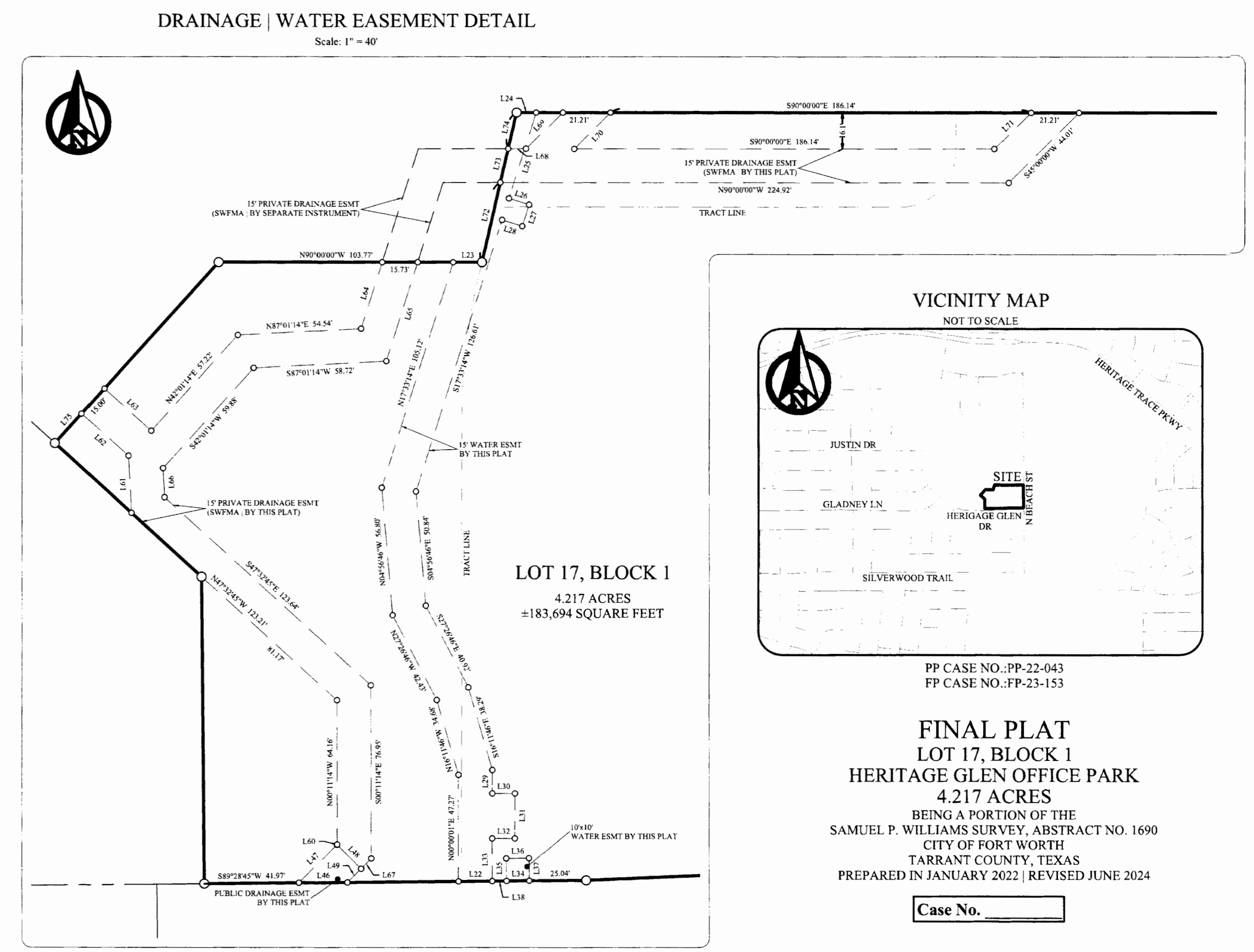
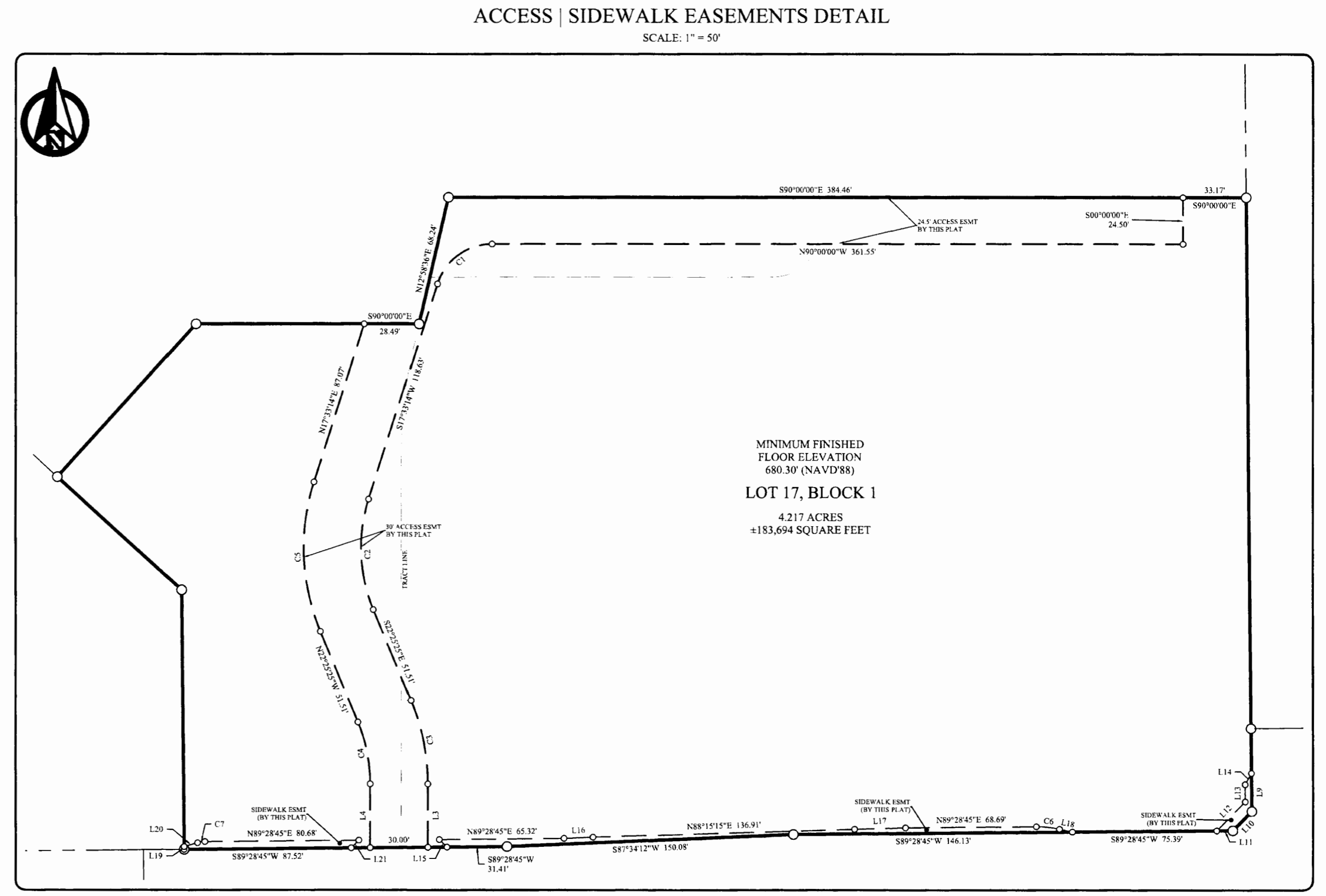
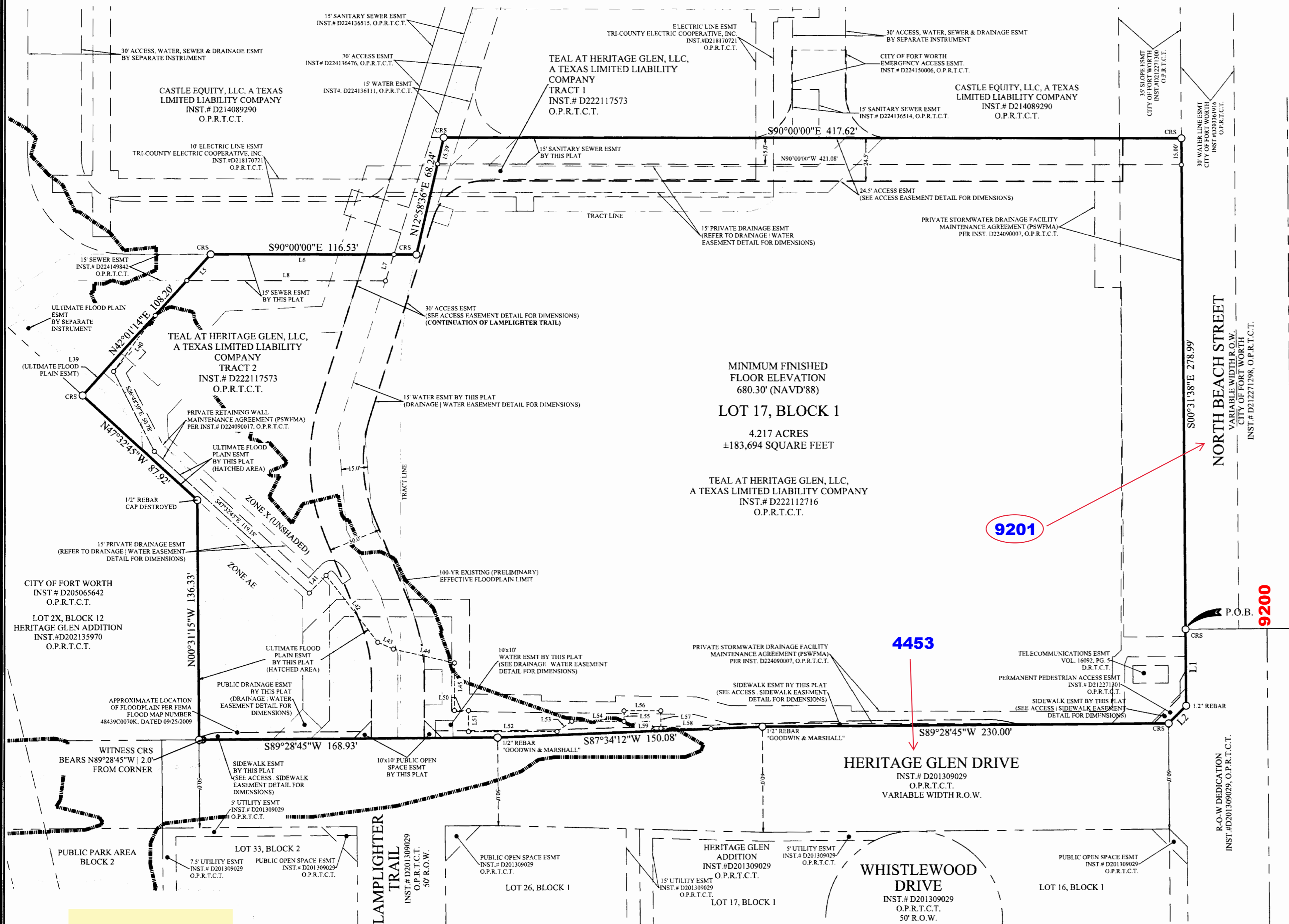


Development Yield	Gross Site Area (Acreage): 4.217 Ac.	Total Number of Lots: 1
Residential Lots: Number 0	Total Number of Dwelling Units: 0	
Acreage: Single Family Detached 0	Single Family Attached 0	Two Family 0
Non-Residential Lots: 1	Multifamily 0	
Acreage: Commercial Lot 4.217 Ac.	Industrial Lots 0	Open Space Lots 0
	Right of Way 0	



FP-23-153

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 105
Dallas, TX 75019
TBPELS Firm #10194888
T: 817.328.3200 www.langan.com

Project No. 520082601	Drawing No.
Date TBD	PR-102
Drawn By SGT	Sheet 01 of 02
Checked By RWB	

FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) X(UNSHADED) & AE of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0070K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found unless noted otherwise
CRS = 1/2" rebar stamped "IPH Land Surveying" found
MNS = Mag nail & washer stamped "IPH Land Surveying" found
"±" = "±" cut in concrete
○ = Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS/83/NCZ

LEGEND OF ABBREVIATIONS
US.SyFt. United States Survey Feet
TxCS/83/NCZ Texas Coordinate System of 1983, North Central Zone
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/Pg/Inst# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W. Right of Way
SWFMA Stormwater Facility Maintenance Agreement

OWNER:
TEAL AT HERITAGE GLEN, LLC,
a Texas limited liability company
525 S. Loop 288, Suite 105
Denton, Texas 76205
Phone: (940) 382-5003

DEVELOPER:
Orison Holdings
525 S. Loop 288, Suite 105
Denton, Texas 76205
Phone: (940) 382-5003

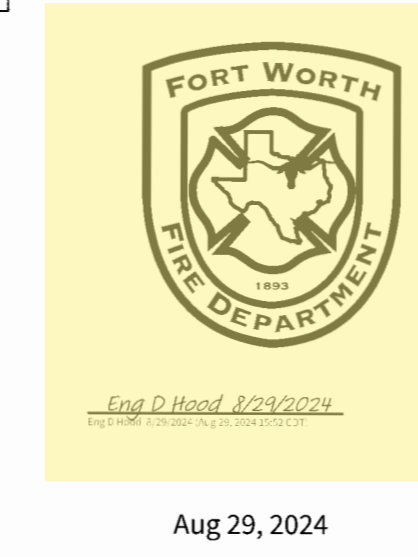
SURVEYOR:
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 105
Dallas, TX 75019
Phone: (817) 328-3200

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: Aug 29, 2024

By: Donald P. Breen (Chairman)
By: Derek Hall (Secretary)



PP CASE NO.: PP-22-043
FP CASE NO.: FP-23-153

FINAL PLAT
LOT 17, BLOCK 1
HERITAGE GLEN OFFICE PARK
4.217 ACRES
BEING A PORTION OF THE
SAMUEL P. WILLIAMS SURVEY, ABSTRACT NO. 1690
TARRANT COUNTY, TEXAS
PREPARED IN JANUARY 2022 | REVISED JUNE 2024

Case No. _____

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, TEAL AT HERITAGE GLEN, LLC, a Texas limited liability company, according to the deeds recorded under Instrument Numbers D222112716 & D222117573, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), is the owner of that certain tract situated in the Samuel P. Williams Survey, Abstract Number 1690, City of Fort Worth, Tarrant County, Texas; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at a 1/2 inch capped rebar stamped "JPH Land Surveying" found at the southwest corner of the tract described in the deed to the City of Fort Worth for the west right of way of North Beach Street recorded under Instrument Number D212271298, same being the most northerly northwest corner of the right-of-way dedication for North Beach Street and Heritage Glen Drive as dedicated on the plat of Heritage Glen Addition recorded under Instrument Number D201309029, O.P.R.T.C.T.;

THENCE with and to the corners of the northerly right-of-way dedication for said North Beach Street & Heritage Glen Drive, the following calls:

- 1. SOUTH 00°31'15" EAST, a distance of 43.50 feet to a found 1/2 inch rebar;
2. SOUTH 44°28'45" WEST, a distance of 14.14 feet to a found 1/2 inch capped rebar stamped "JPH Land Surveying";
3. SOUTH 89°28'45" WEST, a distance of 230.00 feet to a found 1/2 inch capped rebar stamped "Goodwin & Marshall";
4. SOUTH 87°34'12" WEST, a distance of 150.08 feet to a found 1/2 inch capped rebar stamped "Goodwin & Marshall";
5. SOUTH 89°28'45" WEST, a distance of 168.93 feet to the southeast corner of Lot 2X, Block 12, Heritage Glen Addition recorded under Instrument Number D202135970, O.P.R.T.C.T., from which a found 1/2 inch capped rebar stamped "JPH Witness" bears NORTH 89°28'45" EAST a distance of 2.00 feet;

THENCE with the easterly line of said Lot 2X, the following calls:

- 1. NORTH 00°31'15" WEST, a distance of 136.33 feet to a 1/2 inch capped rebar stamped "cap destroyed" found at a salient corner of Lot 2X;
2. NORTH 47°32'45" WEST, a distance of 87.92 feet to a found 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE NORTH 42°01'14" EAST, with the perimeter of Tract 2 described in said deed to TEAL AT HERITAGE GLEN, LLC, a Texas limited liability company recorded under Instrument Number D222117573, O.P.R.T.C.T., a distance of 108.20 feet to a found 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE SOUTH 90°00'00" EAST, continuing with the perimeter of the said Tract 2, a distance of 116.53 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" found on the west line of the tract described in said deed to TEAL AT HERITAGE GLEN, LLC, a Texas limited liability company recorded under Instrument Number D222112716, O.P.R.T.C.T.;

THENCE NORTH 12°58'36" EAST, passing at a distance of 25.24 feet the most westerly northwest corner of the said TEAL AT HERITAGE GLEN tract, and continuing on said course, in all, a total distance of 68.24 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" found at the northwest corner of Tract 1 described in said deed to TEAL AT HERITAGE GLEN, LLC, a Texas limited liability company recorded under Instrument Number D222117573, O.P.R.T.C.T.;

THENCE SOUTH 90°00'00" EAST, with the north line of said Tract 1, passing at a distance of 194.60 feet the northeast corner of Tract 1, and continuing on said course, now with the north line of the TEAL AT HERITAGE GLEN tract, in all, a total distance of 417.62 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" found on the west line of the said tract to the City of Fort Worth for the west right of way of North Beach Street recorded under Instrument Number D212271298, O.P.R.T.C.T.;

THENCE SOUTH 00°31'38" EAST, with the west line of the City of Fort Worth tract, a distance of 278.99 feet returning to the POINT OF BEGINNING and enclosing 4.217 acres (±183,694 square feet).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, TEAL AT HERITAGE GLEN, LLC, a Texas limited liability company, acting by and through Lee Ramsey, the undersigned, does hereby adopt this plat designating the herein above described property as Lot 17, Block 1, Heritage Glen Office Park, an addition in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate the rights of way and ESMTs shown hereon to the public's use unless otherwise noted.

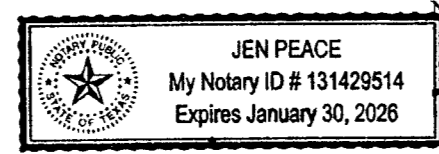
By: TEAL AT HERITAGE GLEN, LLC, a Texas limited liability company

Authorized Representative Date 8/27/24

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Lee Ramsey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and intentions expressed therein.

Given under my hand and seal of office this 27th day of AUGUST, 2024



Notary Public, State of Texas

STANDARD PLAT NOTES

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 ESMTs 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.

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.

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.

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, will be prepared and submitted by the party(ies) 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.

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 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 drainageways 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 ESMT 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 ESMT 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".

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.

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/clubhouses/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.

Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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 all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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.

SURVEYOR'S NOTES:

- 1. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.
2. The fieldwork was completed on December 21, 2021.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

Jewel Chadd Registered Professional Land Surveyor No. 5754 jchadd@langan.com August 27, 2024

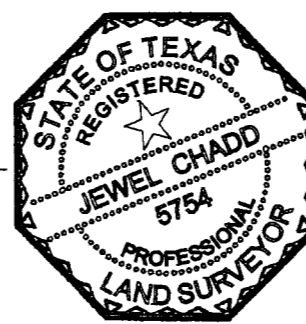
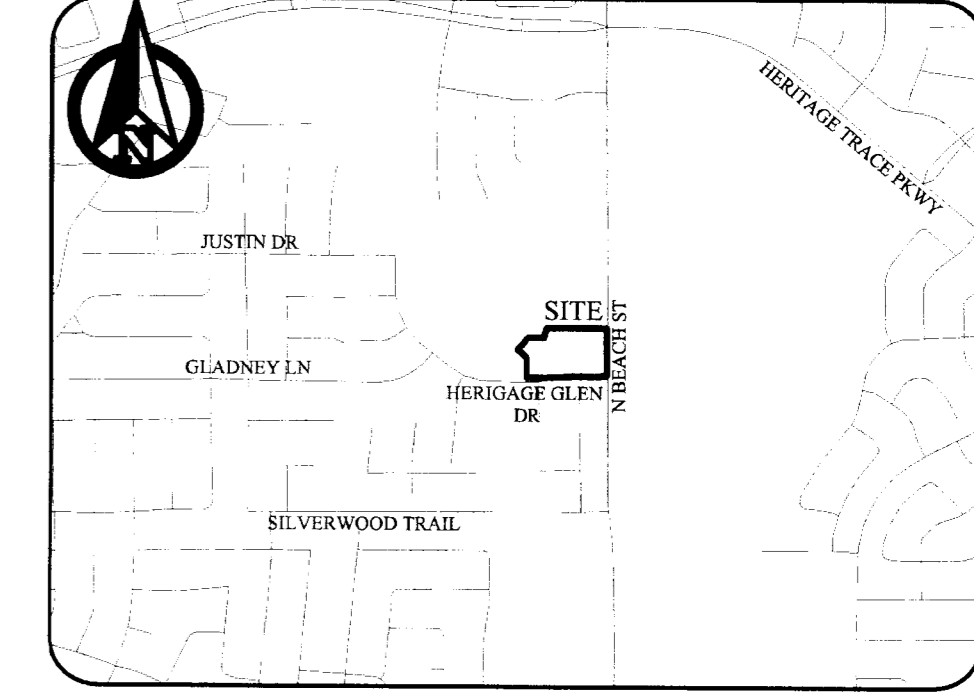


Table with 3 columns: Line #, Bearing, Distance. Contains line data for the survey.

Table with 6 columns: Curve #, Arc, Radius, Delta, Chord Bearing, Chord. Contains curve data for the survey.

VICINITY MAP NOT TO SCALE



PP CASE NO. PP-22-043
FP CASE NO. FP-23-153

FINAL PLAT
LOT 17, BLOCK 1
HERITAGE GLEN OFFICE PARK
4.217 ACRES
BEING A PORTION OF THE
SAMUEL P. WILLIAMS SURVEY, ABSTRACT NO. 1690
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
PREPARED IN JANUARY 2022 | REVISED JUNE 2024

Case No.

LANGAN Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
TBPELS Firm #10194888
T: 817.328.3200 www.langan.com
Project No. 520082601
Date TBD
Drawn By SGT
Checked By RWB
Drawing No. PR-102
Sheet 02 of 02



Eng D Hood 8/29/2024

August 29, 2024

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:
By: Donald P. Egan August 29, 2024 (Chairman)
By: Derek Hall (Secretary)