**VICINITY MAP - NOT TO SCALE** 

SCALE: 1" = 60'

**CHUPAROSA** 

DRIVE

LOT 16R, BLOCK 29 PRESIDIO WEST

DOC.# D212306378

20' BUILDING LINE DOC.# D212306378 P.R.T.C.T.

LOT 17R, BLOCK 29

PRESIDIO WEST

DOC.# D212306378 P.R.T.C.T.

5' UTILITY EASEMENT \
DOC.# D212306378 O.P.R.T.C.T.

**PLAT 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 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

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

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

L=18.24', R=611.50'

S87°59'31"E~18.24'

LOT 2, BLOCK 1

HARMON - HERITAGE ADDITION

DOC.# D217221153

N89°40'26"E 312.56'

9555

LOT 3, BLOCK 1

5.107 ACRES

/15'X15' PERMANENT SEWER EASEMENT DOC.# D210174788 O.P.R.T.C.T.

**DATE** 

222,447 SQUARE FEET MINIMUM FINISH FLOOR ELEVATION=738.34'

 $\Delta = 1^{\circ}42'33''$ 

S89°40'26"W

29.03' (LOT)

LIMITS OF FLOODPLAIN\_ PROVIDED BY ENGINEER

MAINTENANCE AGREEMENT

15' PERMANENT SEWER EASEMENT DOC.# D210239869, O.P.R.T.C.T. 15' PERMANENT WATER EASEMENT

DOC.# D21023986 ABANDONED BY THIS PLA

10'X10' WATER EASEMENT \ N44°42'28"W~14.69'

1/2" REBAR

15'X15' SANITARY SEWER EASEMENT' BY THIS PLAT

L=16.26', R=10.50'

CALLED 9.713 ACRES

PRESIDIO VILLAGE, LLC

DOC.# D221109388

O.P.R.T.C.T.

Δ=088°45'10" -

on the date a building permit is issued.

**P.R.V.** Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

improvements; and approval is first obtained from the City of Fort Worth. Construction Prohibited Over Easements No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas,

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

electric, cable or other utility easement of any type.

**Sidewalks** If sidewalks are constructed along public or private streets, they shall be in conformance with the Sidewalk Policy per "City Development Design Standards".

Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via the

L=141.33', R=90.00'

S45°19'33"E~127.25'

/2" REBAR "TEXAS SURVEYING"

10'X10' OPEN SPACE EASEMENT BY THIS PLAT

- Δ=89°58'22"

BLOCK 1, CVS HARMON ADDITION

DOC.# D217215222, P.R.T.C.T.

PANEL 48439C0065L

15' WATER EASEMENT D210177410 O.P.R.T.C.T.

LOT 4, BLOCK 1

2.949 ACRES

128,463 SQUARE FEET

ELEVATION=738.581

MAINTENANCE AGREEMENT DOC.# D224212875, O.P.R.C.C.T. L12

N89°05'03"W 122.76' (LOT)

LOT 1, BLOCK 1

HARMON - HERITAGE ADDITION

N89°05'03"W 306.07

ACCESS EASEMENT DOC.# D210139631

DOC.# D217221153 O.P.R.T.C.T.

20' BUFFER ZONE¬

EXISTING APPROXIMATE LIMITS OF-LOOD ZONE AS SCALED PER FEMA

DRAINAGE EASEMENT

96.85' (LOT)

DATED 3/21/2019

HERITAGE TRACE PARKWAY

(VARIABLE WIDTH PUBLIC R.O.W. AS SHOWN

ON CAB. A, SLIDE 11772, P.R.T.C.T)

N89°41'20"E 150.00'

L=9.02' (FLOODPLAIN)

LIMITS OF FLOODPLAIN
PROVIDED BY ENGINEER

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 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.

Maintenance 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 said obligations of said owners set forth in this paragraph.

## **SURVEYOR'S NOTES:**

- 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- 2. This property lies within Zone "X" and "AE" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0065L, with an effective date of March 21, 2019, via scaled map location and graphic plotting.
- 3. Monuments are found unless specifically designated as set.
- 4. Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

FP-24-059

Line # Distance | Bearing | Line # Distance | Bearing

Line Data Table

Line Data Table

Line #	Distance	Bearing	Line #	Distance	Bearing
L1	87.50'	N00°20'07"W	L31	106.01	S00°24'31"E
L2	20.98'	S10°31'16"E	L32	57.61'	S00°20'38"E
L3	10.45'	S8019'23"W	L33	41.45'	S00°07'06"E
L4	135.76'	S0018'11"E	L34	23.89'	S1548'11"E
L5	8.06'	S45*00'00"W	L35	28.70'	S75°03'16"E
L6	36.52'	S00*37'09"W	L36	83.34'	N59°41'49"E
L7	10.35'	S45°18'45"E	L37	26.95	N89°40'42"E
L8	247.33'	S0018'11"E	L38	34.10'	S0019'59"E
L9	23.18'	S15"18'25"E	L39	21.48'	N89°31'42"E
L10	27.71'	S75°03'16"E	L40	105.74	N89°07'13"W
L11	83.19'	N59°41'49"E	L41	20.80'	N43'32'01"W
L12	28.22'	N89'40'42"E	L42	28.85'	N75°02'28"W
L13	34.10'	S0019'59"E	L43	30.43'	S44°36'12"W
L14	20.48'	N89'32'09"E	L44	38.13'	N89°13'20"W
L15	106.18'	N89°07'11"W	L45	7.01'	N44°05'03"W
L16	20.94'	N43°32'01"W	L46	328.01	N0018'46"W
L17	27.99'	N75°02'28"W	L47	17.61'	N44°41'00"E
L18	38.97'	N89°13'20"W	L48	37.34'	N00*39'53"E
L19	7.83'	N44°05'03"W	L49	79.56'	N45°00'00"W
L20	328.82	N00°18'46"W	L50	86.61	N00°20'07"W
L21	17.62'	N44°41'00"E	L51	11.68'	N51°24'00"E
L22	36.52'	N00'39'53"E	L52	13.53'	N12°55'06"W
L23	79.55'	N45°00'00"W	L57	12.50'	N0018'06"W
L24	20.16'	S10'37'31"E	L58	38.80'	S89*04'57"E
L25	10.28	S8019'23"W	L59	26.97'	S88°59'10"E
L26	136.19'	S0018'11"E	L60	11.53'	N51°24'00"E
L27	8.05'	S45°00'00"W	L61	13.17'	N12°55'06"W
L28	37.35'	S00*37'09"W			
L29	10.35'	S4518'45"E			
L30	41.97'	S00°09'50"E			

PRESIDIO VILLAGE SOUTH DOC.# D213318512, P.R.T.C.T.

PRESIDIO VILLAGE

CABINET A, SLIDE

10869, P.R.T.C.T.

LAND USE TABLE LIGHT INDUSTRIAL LOTS RIGHT-OF-WAY DEDICATION GROSS ACRES 8.056 RIGHT-OF-WAY 8.056 NET ACRES

## LEGEND OF LINETYPES

- SUBJECT TRACT BOUNDARY
- —— — ADJOINING TRACT BOUNDARY
- ▶ ----- CENTER LINE
- - - EASEMENT

## **LEGEND OF ABBREVIATIONS**

- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- ROW RIGHT OF WAY

CRS CAPPED REBAR SET STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS MCCARTHY CAPITAL, LLC AND HARMON RETAIL CENTRE, LLC are the owners of a tract of land situated in the J. Walker Survey, Abstract Number 1600, City of Fort Worth, Tarrant County, Texas, being part of the tract described in the deed to McCarthy Capital, LLC, recorded in Document Number D214254137, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), the subject tract being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with illegible cap found at the southernmost southeast corner of said McCarthy Capital tract and the herein described tract;

THENCE North 89 degrees 05 minutes 03 seconds West, with the south line of said McCarthy Capital tract, a distance of 264.66 feet to a 5/8 inch rebar with cap stamped, "JACOBS" found at the southwest corner

**THENCE** North 00 degrees 18 minutes 45 seconds West, partially with the west line of said McCarthy Capital tract, a distance of 696.15 feet to a point for the southwest corner of Lot 2 in Block 1 of Harmon Heritage Addition, an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat recorded under Document Number D217221153, Plat records, Tarrant County, Texas, (P.R.T.C.T.), from which a 1/2 inch rebar with cap stamped, "RPLS 4818" found bears South 89 degrees West, a distance of 0.82 feet;

THENCE Noth 89 degrees 40 minutes 26 seconds East, with the south line of said Lot 2, a distance of 312.56 feet to a 1/2 inch rebar found at the southeast corner thereof;

THENCE North 00 degrees 20 minutes 07 seconds West, with the east line of said Lot 2, a distance of 156.79 feet to a 1/2 inch rebar found at the northeast corner thereof, same being in the north line of said McCarthy Capital tract, said point also being the beginning of a non-tangent curve to the right, having a radius of 611.50 feet, with a delta angle of 01 degrees 42 minutes 33 seconds, whose chord bears South 87 degrees 59 minutes 31 seconds East, a distance of 18.24 feet;

THENCE with the north line of said McCarthy Capital tract, and along said non-tangent curve to the right, an arc length of 18.24 feet to an "X" cut found;

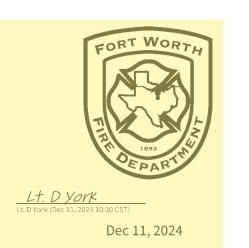
THENCE North 89 degrees 41 minutes 20 seconds East, with the north line of said McCarthy Capital tract, a distance of 150.00 feet to a 1/2 inch rebar with cap stamped, "TEXAS SURVEYING" found at the beginning of a tangent curve to the right, having a radius of 90.00 feet, with a delta angle of 89 degrees 58 minutes 22 seconds, whose chord bears South 45 degrees 19 minutes 33 seconds East, a distance of 127.25 feet;

THENCE with the east line of said McCarthy Capital tract. and along said tangent curve to the right, an arc length of 141.33 feet to a 1/2 inch rebar with cap stamped, "TEXAS SURVEYING" found at the northwest corner of a tract of land described by deed to the City of Fort Worth as recorded under Document Number D219157073, (O.P.R.T.C.T.);

THENCE South 00 degrees 18 minutes 11 seconds East, with the west line of said City of Fort Worth tract, a distance of 485.55 feet to an "X" cut found at the southwest corner thereof, same being the northwest corner of a tract of land described by deed to the City of Fort Worth as recorded under Document Number D210310275, (O.P.R.T.C.T.);

THENCE North 89 degrees 05 minutes 03 seconds West with the easternmost south line of said McCarthy Capital tract, a distance of 306.07 feet to a 1/2 inch rebar with cap stamped, "BARTON CHAPA" found at the southernmost re-entrant corner thereof;

THENCE South 00 degrees 18 minutes 12 seconds East, with the southernmost east line of said McCarthy Capital tract, a distance of 289.00 feet, returning to the POINT OF **BEGINNING** and enclosing 8.056 acres (350,910 square feet) of land, more or less.



CASE# PP-20-005 CASE# FP-24-059

FINAL PLAT HARMON-HERITAGE ADDITION

LOTS 3 AND 4, BLOCK 1 8.056 ACRES SITUATED IN THE J. WALKER SURVEY, ABSTRACT #1600 CITY OF FORT WORTH TARRANT COUNTY, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, MCCARTHY CAPITAL, LLC, AND HARMON RETAIL

CENTRE, LLC, owners, do hereby adopt this final plat

designating the above described property as LOTS 3 & 4,

BLOCK 1, HARMON-HERITAGE ADDITION, a subdivision in

the City of Fort Worth, Tarrant County, Texas, and do

BEFORE ME, the undersigned, a Notary Public in and fo

the State of Texas, on this day personally

appeared Duhul McCorthy, known to me to be the

person whose name is subscribed to the foregoing

instrument and acknowledged to me that he executed the

same as for the purpose and consideration therein

Notary Public, State of Texas Comm. Expires 01-05-2028

Comm. Expires 01-05-2028

Notary ID 134702874

ABBY BOYD

్డ్ Notary Public, State of Texas Notary Public, State of Comm. Expires 01-05-2028

Notary ID 134702874

JOHN H. SARTON III

BRANDIEGH DYMOND

Notary Public, State of Texa

Notary ID 125837424

Secretary

्रिंड Comm. Expires 07-06-2028

o 6727

rights-of-way shown hereon.

MCCARTHY CAPITAL, LLC, Owner

COUNTY OF Towart

December

STATE OF TEXAS

WITNESS my hand this the

Day well McCarlly, Authorized Agent

expressed, and in the capacity therein stated.

Notary Public in and for

HARMON RETAIL CENTRE, LLE, Owner

COUNTY OF Tarrant

Rian Magwa, Authorized Agent

BEFORE ME, the undersigned, a Notary Public in and for

the State of Texas, on this day personally

appeared RIAN MANNAL, known to me to be the

person whose name is subscribed to the foregoing

instrument and acknowledged to me that he executed the

same as for the purpose and consideration therein

, John H. Barton III, a 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

BEFORE ME, the undersigned, a Notary Public in and for

the State of Texas, on this day personally appeared

Tonn HBarton TIL 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 as for the purpose and consideration therein

expressed, and in the capacity therein stated.

under my direction and supervision.

hn H. Barton III, RPLS# 6737

**STATE OF TEXAS** 

**COUNTY OF TARRANT** 

Notary Public in and for

the State of Texas

Date of Plat/Map: **November 26, 2024** 

expressed, and in the capacity therein stated.

the State of Texas

STATE OF TEXAS

hereby dedicate to the public use the easements and

BCS BARTON CHAPA SURVEYING

> 5200 State Highway 121 Colleyville, TX 76034 Phone: 817-864-1957 info@bcsdfw.com TBPLS Firm #10194474

Page 4 of 4

**ENGINEER** 

101 Summit Avenue, Suite 1014 Fort Worth, TX 76102 Contact Michael Moore 817-769-6279 mmoore@hkseng.com

OWNER/DEVELOPER MCCARTHY CAPITAL 9555 HARMON RD. FORT WORTH, TX 76177 CONTACT FRANCIS MCCARTHY fjmmcarthy@sbcglobal.net

OWNER/DEVELOPER HARMON RETAIL CENTRE, LLC 451 S MAIN STREET, STE. 200 FORT WORTH, TX 76104 info@chcdev.com 817.288.3033

817-657-6453

JOB NO. 2022.012.037 DRAWN: BCS CHECKED: JHB TABLE OF REVISIONS **SUMMARY** 

> HARMON-HERITAGE ADDITION

FORT WORTH, **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: Dec 11, 2024 Chairman <u>Derek Hull</u>

**VO1** 

FINAL PLAT 1 OF 1

\bcs-fs-01\public\Survey\012 - Harris Kocher Smith\2022\037 - 9555 Harmon Road\Drawings

DRAINAGE EASEMEN

DOC.# D206234221 O.P.R.T.C.

THIS PLAT RECORDED IN DOCUMENT NUMBER