

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 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.

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

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 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.

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.

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 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 parkway permit.

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.

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)):

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 hereby dedicate to the public use the easements and rights-of-way shown hereon.

WITNESS my hand this the 5th day of December 2024

[Signature]
 MCCARTHY CAPITAL, LLC, Owner
[Signature] Authorized Agent

STATE OF TEXAS §
 COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared *[Signature]*, 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 expressed, and in the capacity therein stated.

WITNESS my hand this the 5th day of December 2024

[Signature]
 HARMON RETAIL CENTRE, LLC, Owner
[Signature] Authorized Agent

STATE OF TEXAS §
 COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared *[Signature]*, 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 expressed, and in the capacity therein stated.

WITNESS my hand this the 5th day of December 2024

[Signature]
 HARMON RETAIL CENTRE, LLC, Owner
[Signature] Authorized Agent

STATE OF TEXAS §
 COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared *[Signature]*, 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 expressed, and in the capacity therein stated.

WITNESS my hand this the 5th day of December 2024

[Signature]
 HARMON RETAIL CENTRE, LLC, Owner
[Signature] Authorized Agent

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 COUNTY OF Tarrant §

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WITNESS my hand this the 5th day of December 2024

[Signature]
 HARMON RETAIL CENTRE, LLC, Owner
[Signature] Authorized Agent

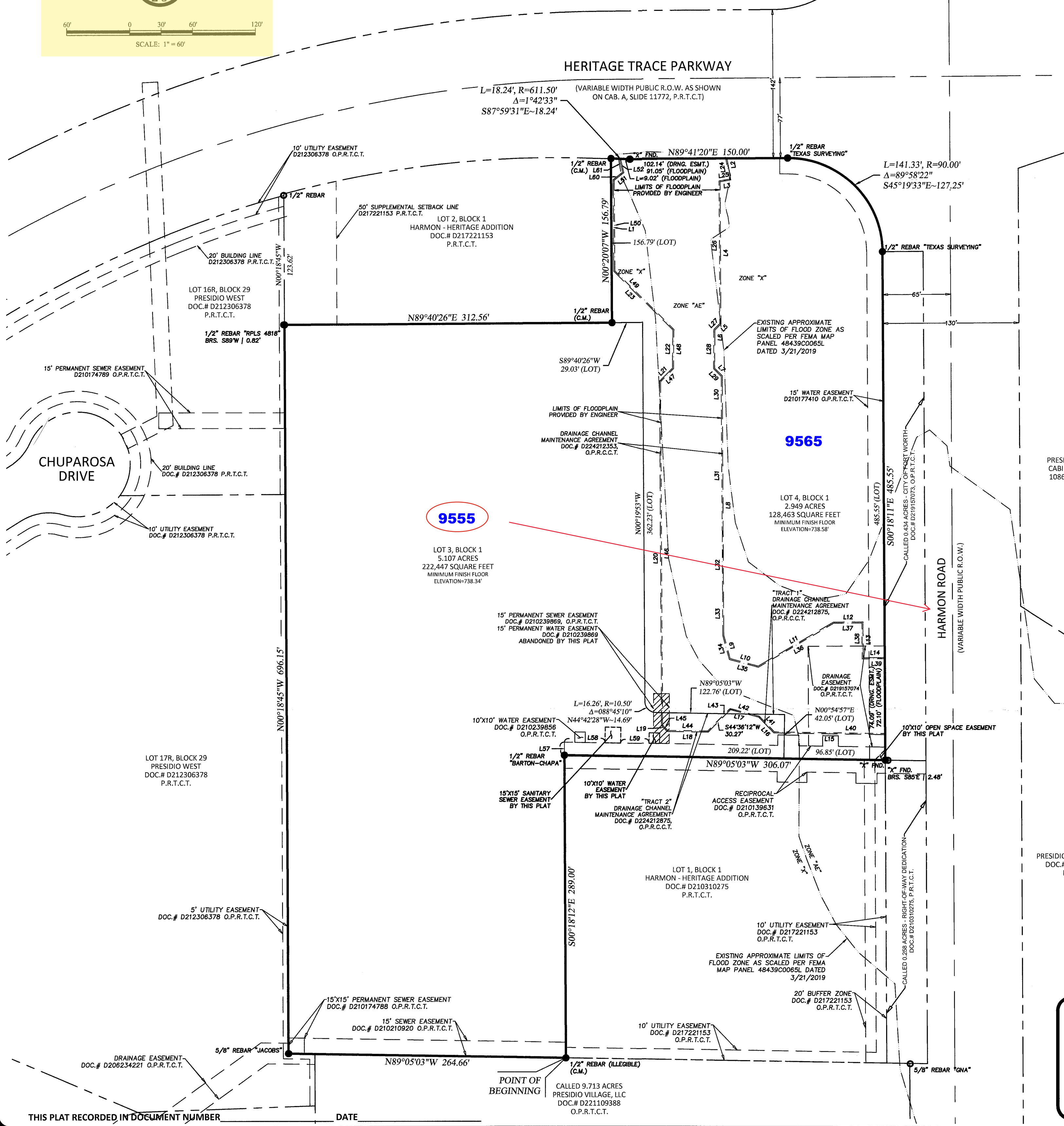
STATE OF TEXAS §
 COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared *[Signature]*, 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.

WITNESS my hand this the 5th day of December 2024

[Signature]
 HARMON RETAIL CENTRE, LLC, Owner
[Signature] Authorized Agent

STATE OF TEXAS §
 COUNTY OF Tarrant §



- SURVEYOR'S NOTES:**
- 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.
 - 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.
 - Monuments are found unless specifically designated as set.
 - 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

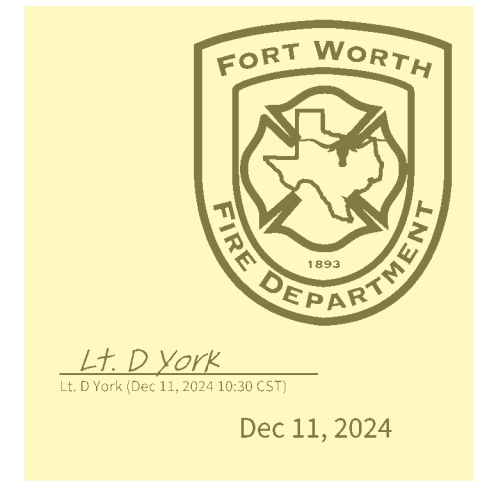
Line Data Table		Line Data Table	
Line #	Bearing	Line #	Bearing
L1	87.50' N00°20'07"W	L31	106.01' S00°24'31"E
L2	20.98' S10°31'16"E	L32	57.61' S00°20'38"E
L3	10.45' S80°19'23"W	L33	41.45' S00°07'06"E
L4	135.76' S00°18'11"E	L34	23.89' S15°18'11"E
L5	8.06' S45°00'00"W	L35	28.70' S75°03'16"E
L6	36.52' S00°37'09"W	L36	83.34' N59°41'49"E
L7	10.35' S45°18'45"E	L37	26.95' N89°40'42"E
L8	247.33' S00°18'11"E	L38	34.10' S00°19'59"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' S00°19'59"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' N00°18'46"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	L53	12.50' N00°18'06"W
L24	20.16' S10°37'31"E	L54	38.80' S89°04'57"E
L25	10.28' S80°19'23"W	L55	26.97' S88°59'10"E
L26	136.19' S00°18'11"E	L56	11.53' N51°24'00"E
L27	8.05' S45°00'00"W	L57	13.17' N12°55'06"W
L28	37.35' S00°37'09"W		
L29	10.35' S45°18'45"E		
L30	41.97' S00°09'50"E		

LAND USE TABLE

LIGHT INDUSTRIAL LOTS	2
RIGHT-OF-WAY DEDICATION	0
GROSS ACRES	8.056
RIGHT-OF-WAY	0
NET ACRES	8.056

- LEGEND OF LINETYPES**
- SUBJECT TRACT BOUNDARY
 - - - ADJACENT TRACT BOUNDARY
 - CENTER LINE
 - - - EASEMENT

- LEGEND OF ABBREVIATIONS**
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET



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

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: *[Signature]* Dec 11, 2024
 Chairman

By: *[Signature]*
 Secretary

Barton Chapa Surveying
 5200 State Highway 121
 Colleyville, TX 76034
 Phone: 817-864-1957
 info@bcsdfw.com
 TBLPS Firm #10194474

HKS HARRIS KOCHER SMITH
 ENGINEER
 DENVER • DALLAS • FORT WORTH
 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
 fjmmccarthy@sbcbglobal.net
 817-657-6453

OWNER/DEVELOPER
 HARMON RETAIL CENTRE, LLC
 451 S MAIN STREET, STE. 2000
 FORT WORTH, TX 76104
 info@chcdev.com
 817.288.3033

JOB NO. 2022.012.037
 DRAWN: BCS
 CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

HARMON-HERITAGE ADDITION

FORT WORTH, TEXAS

HARMON-HERITAGE ADDITION

FORT WORTH, TEXAS

HARMON-HERITAGE ADDITION

FORT WORTH, TEXAS

SHEET:
VO1
 FINAL PLAT
 1 OF 1

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