

Coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 5351, North American Datum of 1983(2011), on Grid Coordinate Values, No Scale and No Projection.

#### 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.

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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.

#### **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

#### 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.

### 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.

### DRAINAGEWAY 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 stormwater 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.

## 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 Code from any existing or permitted oil or gas well bore. The distance shall be without regards to intervening structures or objects.

# 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 applications, 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.

# TITLE COMMITMENT

This Plat has been prepared without the benefit of a title commitment

# CITY NOTES

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

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.

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 parkway permit

TXDOT FACILITY ACCESS Direct access to Harmon Rd is restricted to those locations that have been reviewed and approved

# LOT TABULATION

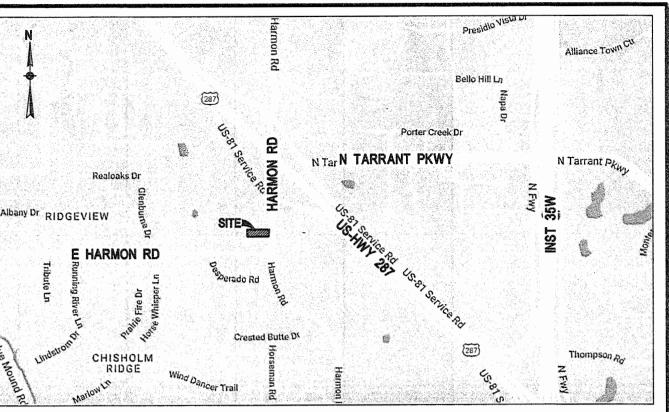
1 LOT (COMMERCIAL) ±38,489.4 SQ. FT 0.8836 ACRES



CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: 10/29/2025 Jim Tidwell



# OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT BEACH REALCO 4, LLC, IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

Being a 0.8836-acre tract of land out of the Joslah Walker Survey, Abstract No. 1600, situated in the City of Fort Worth, Tarrant County, Texas, being a portion of a called 37.5258 acre tract of land conveyed to Nathan Bontke as recorded in Document Number D215290707 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), also being part of the 0.89 acre tract of land conveyed to Beach Realco 4, LLC as recorded in Document Number D225163562 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), Save and Except that portion dedicated to the State of Texas as recorded in Document No. D224204012 (D.R.T.C.T.), and being more particularly described by metes and

Beginning at an X set in concrete for the southeast corner of this tract and being on the west line of Harmon Road (Variable width public right-of-way), also being the southwest corner of said Right-of-Way dedication to the State of Texas as recorded in Document No. D224204012 (D.R.T.C.T.) and being on the north line of a tract of land conveyed to DD East Harmon, LLC as recorded in Document No. D221165818 (D.R.T.C.T.), also being on the north line of a Public Access easement as recorded in Document No. D225027770 (D.R.T.C.T.);

Thence S 89 deg 58 min 35 sec W, along the common line of said DD East Tract and said Access easement, for a distance of 334.93 feet to an X set in concrete for the southwest corner of this and being an inner ell corner of said DD East

Thence N 00 deg 00 min 17 sec E (Basis of Bearing), along the common line of said DD East tract for a distance of 112.82 feet to a 5/8-inch iron rod set with cap stamped "BGT" for the northwest corner of this and being the southwest corner of a tract of land conveyed to Nathan Bontke as recorded in Document No.

Thence S 89 deg 57 min 53 sec E, along the common line of said Bontke tract and this for a distance of 347.04 feet to an X set in concrete for the north east corner of this and to the start of a curve to the right, having and arc length of 23.73 feet, being the southeast corner of said Bontke tract and being on the west line of said Harmon Road;

Thence along the west line of said Harmon Road the following three (3) course;

1. Along said curve to the right having a delta angle of 01 deg 22 min 24 sec with a radius of 990.00 feet and a chord bearing and length of S 05 deg 46 m 31 sec W, 23.73 feet to an X set in concrete for the start of a curve to the left having an arc length of 54.46 feet;

2. Along said curve to the left having a delta angle of 05 deg 06 min 57 sec with a radius of 610.00 feet and a chord bearing and length of S 04 deg 00 min 37 sec W, 54.45 feet to an X set in concrete for the start of a curve to the left having an arc length of 35.05 feet;

3. Along said curve to the left having a delta angle of 02 deg 08 min 19 sec with a radius of 939.00 feet and a chord bearing and length of \$ 09 deg 43 min 20 sec W, 35.05 feet to the Point of Beginning and containing 0.8836-acres or 38.489.3 square feet of land more or less.

# SURVEYOR'S CERTIFICATE

I, David M. Henderson, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision in October, 2025, and that all corners are as shown,

Registered Public Land Surveyor No. 4489

DAVID M. HENDERSON 4489

### RECORD NO: FP-25-079 REFERENCE CASE NO: PP-21-019

# FINAL PLAT LOT 5, BLOCK 1, HARMON ROAD MIXED USE ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TEXAS BEING 0.8836 ACRES (±38,489.3 SQUARE FEET) IN THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1600 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Date of Preparation: 10/13/2025 Checked By: BD/MC/CC Job Number: 2530034 Drawn By: AH

1222 E Arapaho Road Sulte 314 Richardson, Texas 75081 Phone (972) 680-3037 Fax (972) 680-3052 License No. 10120700

SHEET 1 OF 1

# Benchmark Group of Texas, Inc. Professional Land Surveyors Established in 1986

THIS PLAT FILE IN COUNTY CLERK'S DOCUMENT NO.\_\_\_\_\_ DATE\_\_\_\_\_ DATE\_\_\_\_\_

⊗ "X" Set in Concrete∘ Point for Corner

Boundary Line

- Adjoiner Line

--- Dedication Line

----- Proposed Easements
- - - Easement Line

FLOOD NOTE

BEACH REALCO 4. LLC

251 LITTLE FALLS DRIVE WILMINGTON, DELAWARE, 19803

SURVEYOR

BENCHMARK GROUP OF TEXAS, INC.

1222 E Arapaho Road Suite #314

RICHARDSON, TX 75081

PHONE: (972) 680-3037

TBPLS FIRM #10120700

SCALE 1" = 30"

By graphic plotting only, this property is in Zone "X" of the Flood insurance Rate Map, Community Panel No. 48439C0065L, which bears an effective date of March, 21st, 2019 and IS NOT in a Special Flood Hazard

area. On rare occasions, greater flooding can and will occur and flood

heights may be increased by man-made or natural causes. This flood

statement shall not create liability on the part of the surveyor.

Eng D. Hood 10/29/2025

That I(we), Beach Realco 4, LLC, does hereby adopt this final plat designating the herein described property as the FINAL PLAT of LOT 5, BLOCK 1, HARMON ROAD MIXED USE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever all streets, alleys, easements and right-of-way shown hereon.

IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS \_\_\_\_\_\_\_ DAY OF DCto Vev\_. 2025.

Beach Realco 4, LLC Brittni Pierce NOTARY CERTIFICATE Director of Development

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BETTINIPLERUF 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF QUTOBER, 2025.

DAVID J JOHN Notary Public, State of Texa Comm. Expires 08-30-2029 Notary ID 135530569 NOTARY'S SIGNATURE