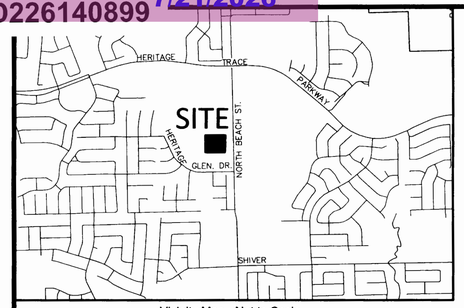
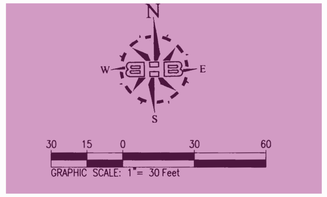
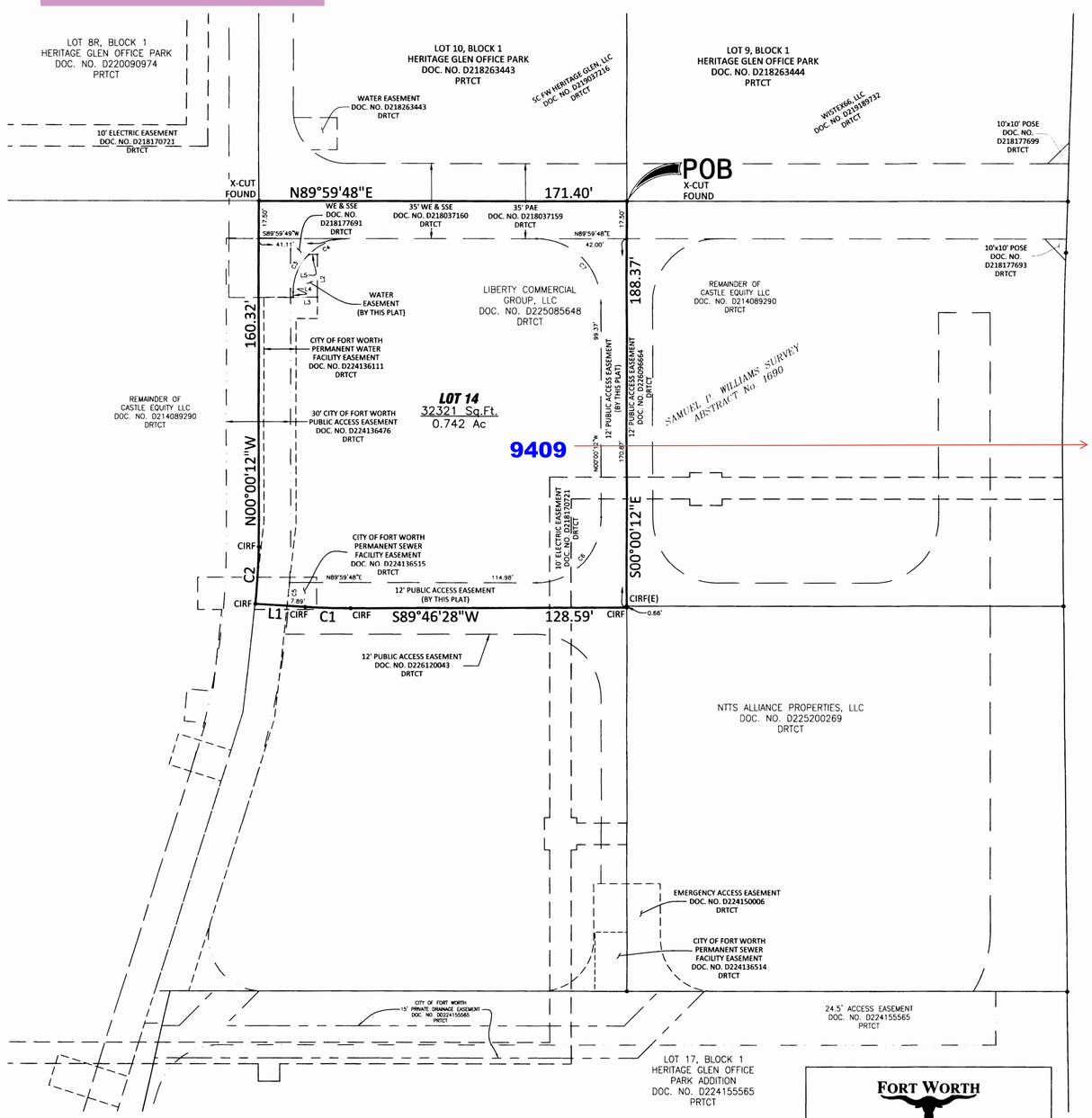



Vicinity Map - Not to Scale
Google Maps ™




| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Delta | Radius | Arc Length | Chord Bearing | Chord Length |
| C1 | 3°53'49" | 312.00' | 21.27' | N88°16'37"W | 21.22' |
| C2 | 5°42'31" | 265.80' | 26.48' | N03°24'19"E | 26.47' |
| C3 | 44°58'21" | 25.00' | 19.62' | N22°28'59"E | 19.12' |
| C4 | 45°02'06" | 25.00' | 19.65' | N67°29'12"E | 19.15' |
| C5 | 1°39'43" | 375.00' | 10.88' | N03°37'00"E | 10.88' |
| C6 | 90°00'00" | 30.00' | 47.12' | N44°59'48"E | 42.43' |
| C7 | 90°00'00" | 30.00' | 47.12' | N45°00'12"W | 42.43' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N86°19'43"W | 23.22 |
| L2 | S00°00'14"W | 20.00 |
| L3 | N89°59'46"W | 11.20 |
| L4 | N00°00'12"W | 2.33 |
| L5 | S89°59'46"E | 3.89 |




## LEGEND

- CIRF.....Found 5/8-inch Capped Iron Rod Marked "BHB INC"
- CIRF(E).....Found 1/2-inch Capped Iron Rod Marked "EAGLE SURVEYING"

DRTCT.....Deed Records, Tarrant County, Texas
PAE.....Public Access Easement
POSE.....Public Open Space Easement
PRTCT.....Plat Records, Tarrant County, Texas
SSE.....Sanitary Sewer Easement
WE.....Water Easement

**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.

**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.

**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"

**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 of 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.

**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.

**PRIVATE MAINTENANCE**
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, HOA Lots, 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 the obligations of said owners set forth in this paragraph.

**SITE DRAINAGE STUDY**
A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.

Unless otherwise noted, this plat does not alter or remove any existing easements, if any, on this property.

**PARKWAY PERMIT**
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 a parkway permit.

**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.

**COVENANTS OR RESTRICTIONS ARE UN-ALTERED**
This plat 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.

**PUBLIC OPEN SPACE RESTRICTIONS**
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 curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Compliance with the City of Fort Worth Ordinance #18615-05-2009 regarding Urban Forestry is required.

BAIRD, HAMPTON & BROWN
engineering and surveying

3801 William D. Tate, Suite 500 Grapevine, TX 76051
rlee@bhbinc.com • 817.251.8550 • bhbinc.com
TBPELS Firm #44, #10011302

## GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. All property corners are 5/8-inch capped iron rods marked "BHB INC" set unless otherwise noted.
3. The use of the "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
5. Public Access Easements granted in Document Numbers , D218037159, DRTCT provide access across adjacent lots from subject tract to Beach Street.

## FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0070K, Map Revised September 25, 2009.

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:** 07/21/2026
By: Caroline Cranz (Caroline Cranz Jul 21, 2026 08:08:30 CDT)
By: Stephen Kirsch (Jul 21, 2026 08:28:56 CDT)

**STATE OF TEXAS §**
**COUNTY OF TARRANT §**

**BEING** a tract of land situated in the Samuel P. Williams Survey, Abstract Number 1690, City of Fort Worth, Tarrant County, Texas, and being all of a tract of land as described by deed to Liberty Commercial Group, LLC as recorded in Document Number D225085648, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

**BEGINNING** at a found X-cut in concrete for the northeast corner of the said Liberty Commercial Group tract, same being the southeast corner of Lot 10, Block 1, Heritage Glen Office Park, an addition to the City of Fort Worth, Tarrant County, Texas as shown on the plat recorded in Document Number D218263443, Plat Records, Tarrant County, Texas (PRTCT), same being the southwest corner of Lot 9, Block 1, Heritage Glen Office Park, an addition to the City of Fort Worth, Tarrant County, Texas as shown on the plat recorded in Document Number D218263444, PRTCT, and being an ell corner in the remainder tract of land as described by deed to Castle Equity, LLC as recorded in Document Number D214089290, DRTCT;

**THENCE** South 00°00'12" East, with the east line of the said Liberty Commercial Group tract, passing at a distance of 187.71 feet, a found 1/2-inch capped iron rod marked "EAGLE SURVEYING" for the northwest corner of a tract of land as described by deed to NTTS Alliance Properties, LLC as recorded in Document Number D225200269, DRTCT, and now continuing with the common line between the said Liberty Commercial Group tract and the said NTTS Alliance Properties tract in all for a total distance of 188.37 feet to a found 5/8-inch capped iron rod marked "BHB INC" (CIRF) for the southeast corner of the said Liberty Commercial Group tract, same being an ell corner in a remainder tract of land as described by deed to Castle Equity, LLC as recorded in Document Number D214089290, DRTCT;

**THENCE** with the common line between the said Liberty Commercial Group tract and the said Castle Equity tract the following courses and distances:

South 89°46'28" West, a distance of 128.59 feet to an CIRF;

along a curve to the right having a central angle of 03°53'49", a radius of 312.00 feet, an arc length of 21.22 feet and a chord which bears North 88°16'37" West, a distance of 21.22 feet to an CIRF;

North 86°19'43" West, a distance of 23.22 feet to an CIRF;

along a curve to left having a central angle 05°42'31", a radius of 265.80, an arc length of 26.48 feet and a chord which bears North 03°24'19" East, a distance of 26.47 feet to an CIRF;

North 00°00'12" West, a distance of 160.32 feet to a found X-cut in concrete for the northwest corner of the said Liberty Commercial Group tract, same being the southwest corner of the aforesaid Lot 10, and being the southeast corner of Lot 8R, Block 1, Heritage Glen Office Park, an addition to the City of Fort Worth, Tarrant County, Texas as shown on the plat recorded in Document Number D220090974, PRTCT;

**THENCE** North 89°59'48" East, with the common line between said Lot 10 and the said Liberty Commercial tract, a distance of 171.40 feet to the **POINT OF BEGINNING** and containing 32,321 feet or 0.742 acres of land more or less.

**NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §**

**THAT,** Liberty Commercial Group, LLC, owner does hereby adopt this final plat designating the above described property as **LOT 14, BLOCK 1, HERITAGE GLEN OFFICE PARK**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the easements and rights-of-way as shown.

Liberty Commercial Group, LLC

By: _____
Jesse Jacobs, Authorized Agent

**STATE OF TEXAS §**
**COUNTY OF TARRANT §**

Before me, the undersigned, a Notary Public for the State of Texas, appeared Jesse Jacobs known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of July 2026.

_____
Notary Public

GARRETT ISRAEL
NOTARY PUBLIC
STATE OF TEXAS
ID# 133537-8
EXPIRES 10-6-2027

**SURVEYOR'S CERTIFICATION**

I, Robert A. Lee, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

_____
Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
July 13, 2026

STATE OF TEXAS
REGISTERED
Robert A. Lee
6895
PROFESSIONAL
LAND SURVEYOR

FORT WORTH FIRE DEPARTMENT
LT. Thornton
LT. Thornton (Jul 21, 2026 06:04:57 CDT)
07/21/2026

# FP-25-104

## FINAL PLAT

***LOT 14, BLOCK 1***

# HERITAGE GLEN OFFICE PARK

**BEING 0.742 ACRES OF LAND SITUATED WITHIN SAMUEL P. WILLIAMS SURVEY, ABSTRACT NO. 1690 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

**JULY 2026**