

LAND USE TABLE

LAND USE	NO. OF LOTS	ACRES
RESIDENTIAL SF A-7.5'	70	21.489
PRIVATE OPEN SPACE	5	6.223
STREETS	—	4.109
TOTAL		31.821

- NOTES:**
- CITY OF FORT WORTH WATER AND SANITARY SEWER PROPERTY IS IN CITY OF FORT WORTH.
 - PRIVATE OPEN SPACE LOTS (LOTS 45X, 62X AND 64X OF BLOCK 104, LOT 2X OF BLOCK 111, LOT 3X OF BLOCK 104, BEING ONE OF MANY LOTS DATED PER FINAL PLAT NO. 0070K AMMAN, 11/15/01 BY DATED SEPTEMBER 25, 2009. THE SUBJECT PROPERTY RESTS ENTIRELY WITHIN ZONE X, WITH ZONE X BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - BUILDING FINISHED FLOOR ELEVATIONS SHALL NOT EXCEED 820'.
 - ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - PLANS OF DEBARMENTS DERIVED FROM THE TEXAS STATE PLAT RECORDS, TARRANT COUNTY, TEXAS, NORTH CENTRAL ZONE.

Parcel Line Table

Line	Length	Direction
L1	49.63'	S53°50'22"W
L2	13.27'	S35°07'18"W
L3	55.33'	N54°52'25"W
L4	57.64'	S35°07'18"W
L5	96.01'	N28°09'31"W
L6	38.12'	N28°17'43"W
L7	43.40'	S47°34'21"W
L8	150.00'	N89°34'17"W
L9	43.98'	N4°06'39"W
L10	200.00'	S85°53'21"W
L11	14.29'	N85°47'00"W
L12	85.22'	N20°07'28"W
L13	141.26'	N37°35'12"E
L14	38.12'	N28°17'43"W
L15	13.00'	N35°07'18"E

Curve Table

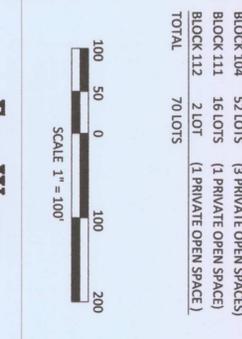
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	98.01'	300.00'	18°43'04"	S44°28'50"W	97.57'
C2	80.66'	170.30'	54°22'29"	S48°19'32"W	79.95'
C3	120.94'	450.00'	15°23'54"	N35°51'28"W	120.57'
C4	266.37'	1000.00'	15°15'42"	N35°55'34"W	265.58'
C5	137.45'	343.26'	22°56'35"	N39°32'30"W	136.53'
C6	276.21'	775.00'	20°25'12"	N40°48'11"W	274.35'
C7	24.18'	325.00'	4°15'48"	N1°58'11"W	24.18'
C8	13.45'	160.50'	12°43'26"	N53°40'39"W	13.42'
C9	69.83'	101.07'	39°35'09"	N66°34'02"W	68.45'
C10	183.98'	204.97'	51°25'40"	N45°51'29"W	177.86'
C11	73.05'	244.97'	17°05'09"	N28°42'22"W	72.78'
C12	72.55'	40.00'	103°55'07"	N85°59'11"W	63.01'
C13	154.02'	775.00'	11°23'11"	N39°43'13"W	153.76'
C14	185.27'	500.00'	21°13'51"	N34°47'53"W	184.22'
C15	579.27'	1200.00'	27°40'46"	N38°01'21"W	574.09'
C16	305.27'	600.00'	29°08'44"	N37°17'21"W	301.93'
C17	294.96'	600.03'	28°09'56"	N36°47'59"W	292.00'
C18	208.16'	525.00'	22°43'04"	N39°39'15"W	206.80'
C19	219.75'	825.00'	15°15'42"	N35°55'34"W	219.10'
C20	193.14'	625.00'	17°42'21"	N33°54'05"W	192.37'
C21	42.01'	40.00'	60°10'12"	N5°02'12"E	40.10'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	67.66'	40.00'	96°55'13"	S6°24'21"E	59.88'
C23	240.60'	571.57'	24°07'06"	S66°55'30"E	236.83'
C24	131.82'	200.00'	37°45'49"	N82°08'02"E	129.45'
C25	43.15'	40.00'	61°48'05"	N15°13'33"E	41.08'
C26	100.92'	500.00'	11°33'50"	N9°53'35"W	100.74'
C27	29.25'	50.00'	33°30'50"	N73°17'22"W	28.83'
C28	147.08'	50.00'	168°32'28"	S5°46'35"E	99.50'
C29	31.80'	50.00'	36°26'22"	N60°16'27"E	31.27'
C30	36.80'	50.00'	42°10'23"	N20°58'04"E	35.98'
C31	165.23'	50.00'	189°20'11"	N85°27'02"W	99.67'
C32	38.87'	50.00'	44°32'45"	S13°03'19"E	37.90'
C33	27.74'	50.00'	31°47'18"	N62°01'14"E	27.39'
C34	108.46'	50.00'	124°16'53"	S15°46'28"W	88.41'
C35	30.70'	50.00'	35°10'46"	N28°46'38"W	30.22'
C36	25.80'	50.00'	29°33'44"	S42°47'53"E	25.51'
C37	112.99'	50.31'	128°41'07"	N6°58'26"E	90.69'
C38	238.24'	425.00'	32°07'04"	N38°03'19"W	235.13'
C39	66.23'	775.00'	4°53'48"	S25°09'53"E	66.21'
C40	99.53'	80.00'	71°16'56"	N0°31'10"W	93.23'
C41	0.21'	78.96'	0°09'19"	S81°56'37"W	0.21'

PRIVATE OPEN SPACE TABULATION

NAME	BLOCK	ACRES
45X	104	0.150
62X	104	0.147
64X	104	4.474
32X	111	1.127
112		0.325
TOTAL		6.223



- LEGEND**
- 5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
 - DEED RECORDS, TARRANT COUNTY, TEXAS PLAT RECORDS, TARRANT COUNTY, TEXAS
 - POSITIVE OVERFLOW EASEMENT
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - SANITARY SEWER EASEMENT
 - WATER LINE EASEMENT
 - SIDEWALK EASEMENT
 - VISIBILITY EASEMENT
 - BUILDING LINE
 - COMMON AREA

Parcel Line Table

Line	Length	Direction
L16	170.30'	S42°03'16"W
L17	144.64'	N4°06'39"W
L18	146.63'	N46°07'35"E
L19	15.80'	S85°45'37"E
L20	15.42'	N19°14'00"E
L21	14.90'	N6°06'17"W
L22	13.84'	N68°34'52"W
L23	14.60'	N0°45'31"W
L24	13.25'	S87°36'37"W
L25	10.32'	N15°03'57"E
L26	9.98'	S5°10'39"W
L27	17.99'	N63°15'08"E
L28	66.80'	N62°43'41"W

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HERITAGE ADDITION

LOTS 7-14, 45X, 46-59, 62X, 64X, BLOCK 104
 LOTS 1-6, 51-57, 32X, BLOCK 111,
 LOTS 1-2, 3X, BLOCK 112

WALTER R. KNIGHT SURVEY, ABSTRACT NO. 248
 JAMES R. KNIGHT SURVEY, ABSTRACT NO. 902
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

15 December 2015
 SHEET 1 OF 2

Fort Worth
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

Plat Approval Date: 11/15/2016

By: *Annabel Johnson* Chairman
 By: *Bonnie Snyders* Secretary

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NOTES:

WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES...

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES...

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...

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)...

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...

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...

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...

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
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 & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.

PRIVATE MAINTENANCE NOTE
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 THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE WALTER R. CONVERSE SURVEY, ABSTRACT NO. 248 AND THE JAMES R. KNIGHT SURVEY, ABSTRACT NO. 902, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO STANDARD PACIFIC OF TEXAS, INC., AS RECORDED IN DOCUMENT NO. D214249671, DEED RECORDS, TARRANT COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF HERITAGE NORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. D212286944, PLAT RECORDS, TARRANT COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF LOT 12, BLOCK 152 OF HERITAGE NORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. D207310957, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 35 DEGREES 18 MINUTES 11 SECONDS EAST, WITH SAID SOUTHWEST LINE, A DISTANCE OF 404.99 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE COMMON SOUTHWEST CORNER OF SAID HERITAGE NORTH ADDITION RECORDED IN DOCUMENT NO. D212286944 AND NORTHWEST CORNER HERITAGE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. D212286945, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 36 DEGREES 09 MINUTES 38 SECONDS EAST, LEAVING SAID SOUTHWEST LINE AND WITH THE SOUTHWEST LINE OF SAID HERITAGE ADDITION RECORDED IN DOCUMENT NO. D212286945, A DISTANCE OF 2,261.22 FEET TO AN "X" FOUND IN CONCRETE IN THE NORTH LINE OF MIRAGE DRIVE, A 50 FOOT RIGHT-OF-WAY;

THENCE WESTERLY, WITH SAID NORTH LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 53 DEGREES 50 MINUTES 22 SECONDS WEST, LEAVING SAID SOUTHWEST LINE, A DISTANCE OF 49.63 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 43 MINUTES 04 SECONDS, A RADIUS OF 300.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 28 MINUTES 50 SECONDS WEST, 97.57 FEET;

SOUTHWESTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 98.01 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

SOUTH 35 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 13.27 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 54 DEGREES 52 MINUTES 42 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 167.95 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 54 DEGREES 52 MINUTES 25 SECONDS WEST, A DISTANCE OF 55.33 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE SOUTH 35 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 57.64 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26 DEGREES 24 MINUTES 29 SECONDS, A RADIUS OF 175.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES 19 MINUTES 32 SECONDS WEST, 79.95 FEET;

THENCE WESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 80.66 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 28 DEGREES 09 MINUTES 31 SECONDS WEST, A DISTANCE OF 96.01 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 23 MINUTES 54 SECONDS, A RADIUS OF 450.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 35 DEGREES 51 MINUTES 28 SECONDS WEST, 120.57 FEET;

THENCE NORTHWESTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 120.94 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 15 MINUTES 42 SECONDS, A RADIUS OF 1,000.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 35 DEGREES 55 MINUTES 34 SECONDS WEST, 265.58 FEET;

THENCE NORTHWESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 266.37 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 28 DEGREES 17 MINUTES 43 SECONDS WEST, A DISTANCE OF 38.12 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES 56 MINUTES 35 SECONDS, A RADIUS OF 343.26 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 39 DEGREES 32 MINUTES 30 SECONDS WEST, 136.53 FEET;

THENCE NORTHWESTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 137.45 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 25 MINUTES 12 SECONDS, A RADIUS OF 775.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 48 MINUTES 11 SECONDS WEST, 274.75 FEET;

THENCE NORTHWESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 276.21 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE SOUTH 47 DEGREES 34 MINUTES 21 SECONDS WEST, A DISTANCE OF 43.40 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 89 DEGREES 50 MINUTES 17 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 15 MINUTES 48 SECONDS, A RADIUS OF 325.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 58 MINUTES 11 SECONDS WEST, 24.18 FEET;

THENCE NORTHERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 24.18 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 04 DEGREES 06 MINUTES 39 SECONDS WEST, A DISTANCE OF 43.58 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE SOUTH 85 DEGREES 53 MINUTES 21 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 43 MINUTES 26 SECONDS, A RADIUS OF 60.55 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 53 DEGREES 40 MINUTES 39 SECONDS WEST, 13.42 FEET;

THENCE NORTHWESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 13.45 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39 DEGREES 35 MINUTES 09 SECONDS, A RADIUS OF 101.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 66 DEGREES 34 MINUTES 02 SECONDS WEST, 68.45 FEET;

THENCE NORTHWESTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 69.83 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

THENCE NORTH 85 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.29 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER IN THE EAST LINE OF EXPOSITION WAY, A 50 FOOT RIGHT-OF-WAY, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 68 DEGREES 27 MINUTES 12 SECONDS, A RADIUS OF 709.90 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 23 MINUTES 51 SECONDS WEST, 798.59 FEET;

THENCE NORTHERLY, WITH SAID EAST LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

NORTHERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 848.14 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51 DEGREES 25 MINUTES 40 SECONDS, A RADIUS OF 204.97 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45 DEGREES 51 MINUTES 29 SECONDS WEST, 177.86 FEET;

NORTHWESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 183.98 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

NORTH 20 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 85.22 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 05 MINUTES 09 SECONDS, A RADIUS OF 244.97 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 28 DEGREES 42 MINUTES 22 SECONDS WEST, 72.78 FEET;

NORTHWESTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 73.05 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHEAST LINE OF LOT 5, BLOCK 104 OF HERITAGE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. D205245207, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 33 DEGREES 23 MINUTES 13 SECONDS EAST, LEAVING SAID EAST LINE AND WITH SAID SOUTHEAST LINE, A DISTANCE OF 235.36 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE COMMON NORTHEAST CORNER OF SAID LOT 5 AND MOST SOUTHERLY SOUTHEAST CORNER OF LOT 6, BLOCK 152 OF THE ABOVE MENTIONED HERITAGE ADDITION RECORDED IN DOCUMENT NO. D207310957;

THENCE NORTH 37 DEGREES 35 MINUTES 12 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID HERITAGE ADDITION RECORDED IN DOCUMENT NO. D207310957, A DISTANCE OF 141.26 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE COMMON SOUTHEAST CORNER OF LOT 7, BLOCK 152 OF SAID HERITAGE ADDITION RECORDED IN DOCUMENT NO. D207310957 AND SOUTHWEST CORNER OF LOT 8, BLOCK 152 OF SAID HERITAGE ADDITION RECORDED IN DOCUMENT NO. D207310957;

THENCE NORTH 54 DEGREES 43 MINUTES 42 SECONDS EAST, CONTINUING WITH SAID SOUTHEAST LINE, A DISTANCE OF 384.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.821 ACRES OF LAND, MORE OR LESS.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, STANDARD PACIFIC OF TEXAS, INC., BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED TRACT AS LOTS 7-44, 45X, 46-59, 62X, 64X, BLOCK 104; LOTS 1-4, 6-17, 32X BLOCK 111; LOTS 1-2, 3X BLOCK 112; HERITAGE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN THEREON.

BY: STANDARD PACIFIC OF TEXAS, INC.

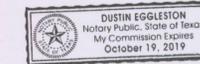
BY: [Signature]
NAME: CHIP BOYD
TITLE: VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHIP BOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF December, 2015.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 10-19-19



SURVEYOR'S CERTIFICATION:

I, RYAN S. REYNOLDS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN DECEMBER 2015 AND THAT ALL CORNERS ARE AS SHOWN.

[Signature] 2015-12-15
RYAN S. REYNOLDS, R.P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6385

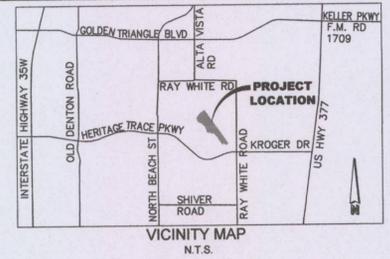


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RYAN S. REYNOLDS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF December, 2015.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 10-15-2016



5-210-497

D21600940 1/15/2016



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: 1/15/2016

By: [Signature] Chairman

By: [Signature] Secretary

A FINAL PLAT OF
HERITAGE ADDITION

LOTS 7-44, 45X, 46-59, 62X, 64X BLOCK 104
LOTS 1-4, 6-17, 32X BLOCK 111,
LOTS 1-2, 3X, BLOCK 112
31.821 ACRES IN THE
WALTER R. CONVERSE SURVEY, ABSTRACT NO. 248
JAMES R. KNIGHT SURVEY, ABSTRACT NO. 902
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

15 December 2015
SHEET 2 OF 2

Applicant/Owner:
STANDARD PACIFIC OF TEXAS, INC.
909 Lake Carolyn Parkway, Suite 1700
Irving, Texas 75039
972.590.2430

Engineer/Surveyor:
J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962
TPLS Firm No. 10194033



REFERENCE CASE:
CP-98-008
PP-13-03
PP-06-002
FP-14-075