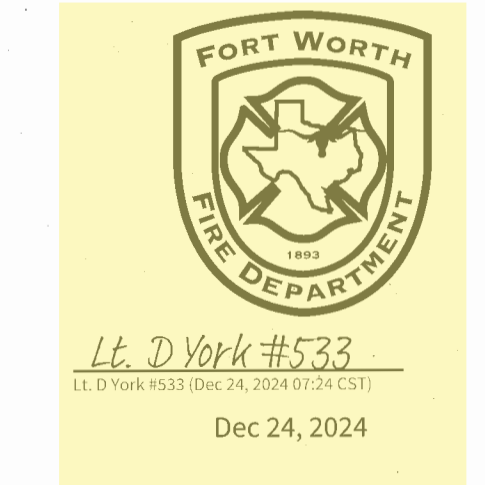
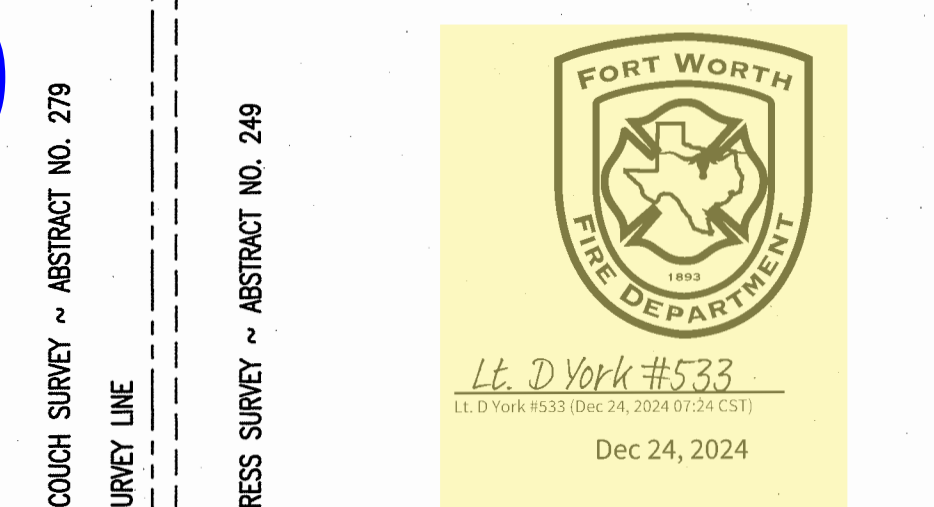


**4000 Tarrant Main Street is an existing address. The other 2 addresses are options for lot addresses and may or may not be appropriate for building addresses. For building addresses, submit site plans to: [addressing@fortworthtexas.gov](mailto:addressing@fortworthtexas.gov)**

**FS-22-159**

**LOT 1  
BLOCK 1**  
10.563 ACRES  
(460,131 S.F.)

**LOCATION MAP**



POST OAK VILLAGE  
BLOCK 7  
VOL. 388-160, PG. 44 PRCT  
FRANK A. REAVES, ROSE REAVES, SCOTTIE LEE REAVES,  
EMMA B. REAVES & LIZZIE J. REAVES  
VOL. 10311, PG. 731 DRCT

J W STAR GROUP, LLC  
INST. NO. D218132503, DRCT  
ZONED OM  
(OFFICE MIDRISE)

GIVENS TRINITY BLVD, LLC  
INST. NO. D213289455, DRCT

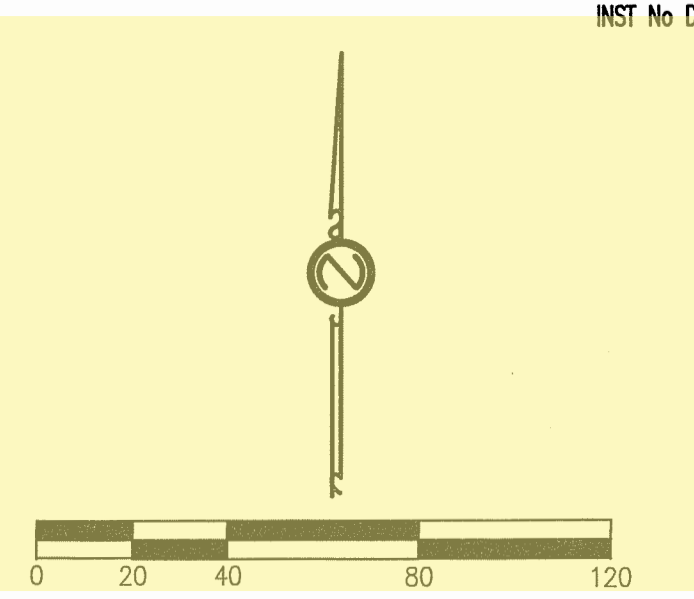
D=1216'33"  
R=1388.68'  
T=147.19'  
L=233.25'  
CH=572'20'57"W  
CL=292.69'

D=20'02'33"  
R=1354.68'  
T=6.74'  
L=13.48'  
CH=583'09'16"W  
CL=13.48'

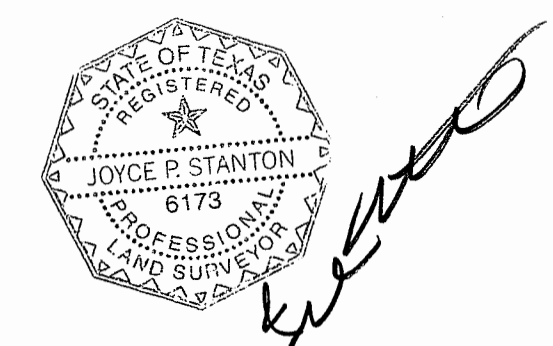
D=7'39'08"  
R=430.00'  
T=28.76'  
L=57.43'  
CH=N23'26'25"W  
CL=57.39'

D=4'47'50"  
R=370.00'  
T=15.50'  
L=30.98'  
CH=N24'48'24"W  
CL=30.97'

D=7'26'41"  
R=220.00'  
T=14.31'  
L=28.58'  
CH=N16'27'39"W  
CL=28.57'



- LEGEND**
- IRF IRON ROD FOUND
  - CIRF CAPPED IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - PK PK NAIL
  - IRS IRON ROD SET WITH PLASTIC CAP
  - STAMPED "DIS 8172753361"
  - PRCT PLAT RECORDS OF TARRANT COUNTY, TEXAS
  - DRCT DEED RECORDS OF TARRANT COUNTY, TEXAS



**DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.**  
ENGINEERING AND SURVEYING  
908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013  
TELEPHONE: 817-275-3361 \* FAX: 817-275-8920  
ESTABLISHED 1953 \* FIRM NO. E-615 & S-100049-00  
EMAIL: [jstanton@dterry.com](mailto:jstanton@dterry.com)  
© DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2022  
DATE: JUNE 2022 SCALE: 1"=40' FILE: P:\PAVEMENT SERVICES

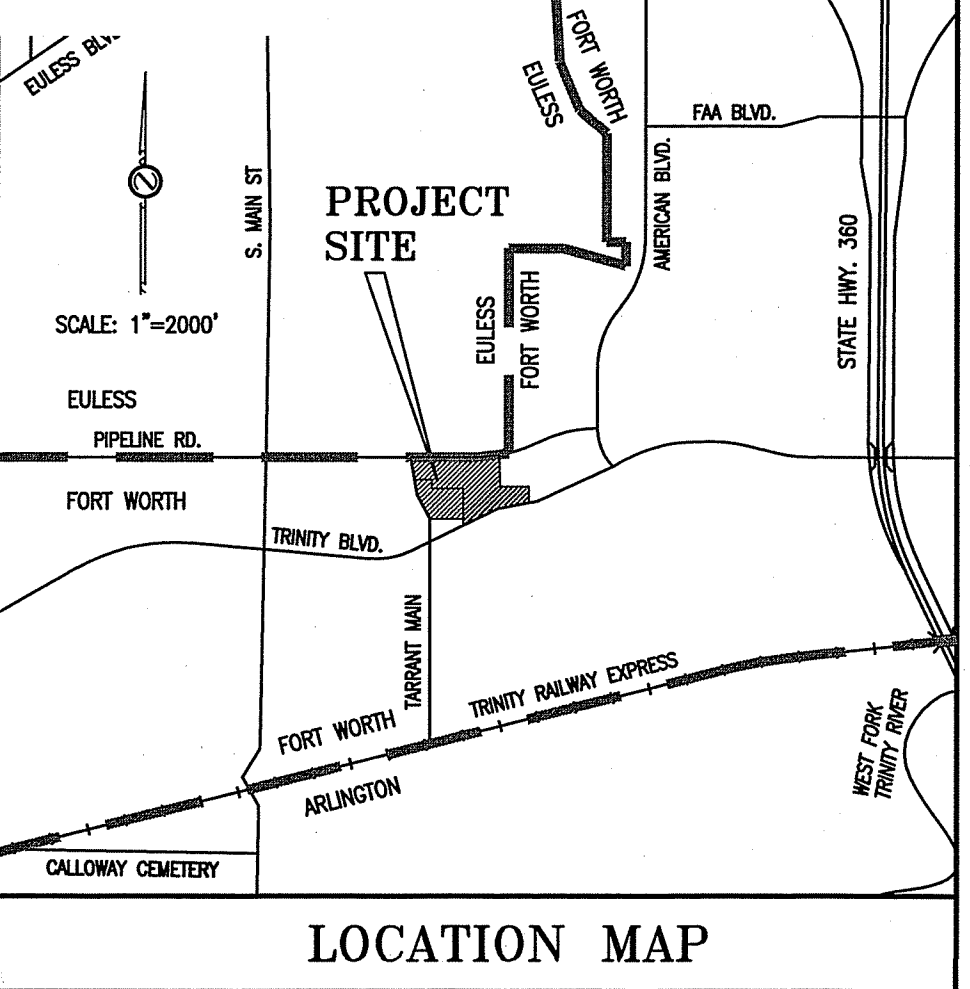
**GIVENS TRINITY ADDITION  
LOT 1, BLOCK 1**

BEING 11.212 ACRES OF WHICH 8.74 ACRES OUT OF THE  
G W COUCH SURVEY (A-279) IS DESCRIBED IN THE DEEDS RECORDED IN INSTRUMENT  
NUMBERS D214111586, D217209397, D217276561, AND D213289455, DEED RECORDS  
OF TARRANT COUNTY, TEXAS AND LOT 1-R, RAY THREAT SUBDIVISION, AN ADDITION TO  
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN INSTRUMENT  
NUMBER D214080334, PLAT RECORDS OF TARRANT COUNTY, TEXAS

FORT WORTH, TARRANT COUNTY, TEXAS

**CASE NO. FS-22-159**

PAVEMENT SERVICES - 4000 TARRANT MAIN SURVEY PLAT - 2022.dwg, 12/16/2024 2:15:50 PM, 1:1



- NOTES ~
1. Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202
2. 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.
3. 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.
4. This Final 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.
5. Subject tract lies within Zone X (Areas determined to be outside the 02% annual chance floodplain), according to Federal Emergency Management Agency Flood Insurance Rate Maps for Tarrant County, Texas and Incorporated Areas - Map #48439C0095K, Effective Date March 21, 2019.
6. 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.
7. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.
8. 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.
9. The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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.
10. No building permits shall be issued for any lot in this Subdivision until an appropriate CPA 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.
11. 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.
12. 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 clear 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, not the failures of any structure(s) with the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, GIVENS TRINITY BLVD, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of tracts of land situated in the G.W. Couch Survey, Abstract No. 279, in the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument Numbers D214111586, D217209397, D217276561, and D213289455, Deed Records, Tarrant County, Texas (DRTCT) and all of Lot 1-R, Ray Threatt Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Instrument Number D214080334, conveyed in deed recorded in Instrument Number D216158743, DRTCT, and being more particularly described as follows:
BEGINNING at a 1/2" iron rod found located at the southwest corner of said Lot 1-R, Ray Threatt Subdivision, said iron rod being in the north line of a tract of land conveyed to David E. Ritter, according to the deed recorded in Instrument No. D205223843, DRTCT, said iron rod also in the east right of way line of Tarrant Main Street (a variable width right of way), said iron rod also being in a curve to the left;
THENCE northerly with the east right of way line of Tarrant Main Street and the west line of Lot 1-R, Ray Threatt Addition and said curve to the left, having a radius of 430.00 feet, a central angle of 7°39'08" and a chord that bears North 23°26'23" West a distance of 57.39 feet, for an arc distance of 57.43 feet to a PK nail in shiner found in asphalt at the end of said curve;
THENCE North 27°12'03" West, continuing with the east right of way line of Tarrant Main Street and the west line of Lot 1-R, Ray Threatt Addition, a distance of 150.00 feet to a 1/2" iron rod with plastic cap stamped "DTS 8172753361" set at the beginning of a curve to the right;
THENCE northerly continuing with the east right of way line of Tarrant Main Street and the west of Lot 1-R, Ray Threatt Addition and said curve to the right, having a radius of 370.00 feet, a central angle of 04°47'50" and a chord that bears North 24°48'24" West, a distance of 30.97 feet, for an arc distance of 30.98 feet to a PK nail and shiner found in asphalt at the end of said curve, for corner;
THENCE South 89°09'34" West with the east right of way line of Tarrant Main Street, and the west of Lot 1-R, Ray Threatt Addition, a distance of 28.83 feet, to a PK nail and shiner found in asphalt, said PK nail at the beginning of a curve to the right, for corner;
THENCE northerly continuing with the east right of way line of Tarrant Main Street and the west of Lot 1-R, Ray Threatt Addition and said curve to the right, having a radius of 225.00 feet, a central angle of 06°59'54" and a chord that bears North 16°14'15" West a distance of 27.47 feet, for an arc distance of 27.48 feet to a PK nail and shiner found at the end of said curve, for angle point;
THENCE North 12°44'29" West with the east right of way line of Tarrant Main Street and the west of Lot 1-R, Ray Threatt Addition, a distance of 72.93 feet to a 1/2" iron rod with plastic cap stamped "Di Sciuillo & Terry" found in the south line of a tract of land conveyed to Givens Trinity Blvd, LLC, as recorded in Instrument Number D214111586, DRTCT, for corner;
THENCE South 89°16'04" West, continuing with the east right of way line of Tarrant Main Street, and the south line of the aforementioned Givens tract, a distance of 10.28 feet, to a 1/2 inch iron rod found with a plastic cap stamped "MOAK", for corner;
THENCE North 11°55'55" West, continuing with the east right of way line of Tarrant Main Street, a distance of 268.88 feet to a PK nail and shiner found in asphalt, said PK nail located in the south right of way line of South Pipeline Road (a variable width right of way), for corner;
THENCE South 88°49'51" East, with the south right of way line of South Pipeline Road, a distance of 153.48 feet to a 1/2 inch iron rod found with a plastic cap stamped "TXHS", said iron rod located in the west line of Tract 1 of the land conveyed to Givens Trinity Blvd, LLC as recorded in Instrument Number D217209397, DRTCT, for corner;
THENCE North 00°40'37" West, with the south right of way line of South Pipeline Road, a distance of 23.46 feet to a point in the centerline of South Pipeline Road, for corner;
THENCE North 89°33'40" East, with the centerline of South Pipeline Road, a distance of 234.97 feet to a point, for corner;
THENCE South 00°28'20" East, a distance of 32.11 feet to a point at the northwest corner of Tract II conveyed to Givens Trinity Blvd, LLC as recorded in Instrument Number D217209397, DRTCT, said point located in the south right of way line of South Pipeline Road, for corner;
THENCE North 89°09'12" East, continuing with the south right of way line of South Pipeline Road, at a distance of 150.00 feet passing through a 1/2 inch iron rod found at the northeast corner of said Tract II, continuing with the south right of way line of South Pipeline Road and the north line of a tract of land conveyed to Givens Trinity Blvd, LLC as recorded in Instrument Number D217276561, DRTCT, in all a distance of 470.43 feet to a 1/2 inch iron rod found, for corner, said iron rod also being the northwest corner of a tract of land conveyed to J W Star Group, LLC as recorded in Instrument Number D218132503, DRTCT;
THENCE South 02°01'12" East, departing the south right of way line of South Pipeline Road, a distance of 282.64 feet to a 5/8" iron rod found with a plastic cap stamped "MMA", for corner;
THENCE North 89°53'31" East, a distance of 256.66 feet to a 5/8 inch iron rod found with a cap stamped "MMA", for corner, said iron rod in the west line of Block 7, Post Oak Village, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Vol 388-160, Page 44, PRTCT;
THENCE South 00°09'51" East, with the west line of said Block 7, a distance of 157.01 feet, to a 5/8 inch iron rod found, for corner, said iron rod located at the southwest corner of said Block 7, also in the north right of way line of Trinity Boulevard (a called 120 foot right of way), and in a curve to the left;
THENCE southwesterly with the north right of way line of Trinity Boulevard and said curve to the left, having a radius of 1,340.00 feet, a central angle of 00°34'35" and a chord that bears South 83°09'16" West a distance of 13.48 feet, for an arc distance of 13.48 feet to a 1/2" iron rod with plastic cap stamped "DTS 8172753361" set at the point of compound curvature;
THENCE continuing with the north right of way line of Trinity Boulevard and said curve to the left, having a radius of 1,354.88 feet, a central angle of 20°02'33" and a chord that bears South 73°25'17" West a distance of 471.46 feet, for an arc distance of 473.88 feet to a 1/2" iron rod with plastic cap stamped "DTS 8172753361" set at the end of said curve;
THENCE South 63°28'04" West, continuing with the north right of way line of Trinity Boulevard a distance of 132.97 feet to a 5/8 inch iron rod found, for corner;
THENCE North 00°09'51" West, departing the north right of way line of Trinity Boulevard, a distance of 68.38 feet to a 1/2" iron rod with plastic cap stamped "DTS 8172753361" set, for corner, said iron rod also being the southeast corner of the aforementioned Lot 1-R, Ray Threatt Subdivision;
THENCE South 89°27'14" West with the south line of said Lot 1-R, Ray Threatt Subdivision, same being the north line of the aforementioned Ritter tract, a distance of 318.56 feet to the POINT OF BEGINNING, containing a calculated area of 488,406 square feet, or 11.212 acres of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GIVENS TRINITY BLVD, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOT 1, BLOCK 1, GIVENS TRINITY ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon except private easements shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Pursuant to Section 12.002 of the Texas Property Code, as amended, we have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat we have submitted to the City of Fort Worth, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

WITNESS MY HAND AT Tarrant County, Texas

this the 6th day of December, 2024.

For: GIVENS TRINITY BLVD, LLC

NADINE GIVENS, MANAGER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared NADINE GIVENS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of December, 2024.

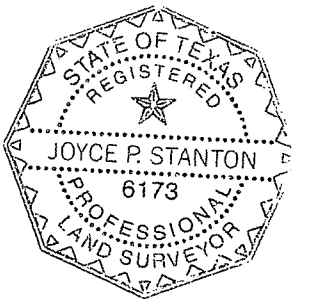
Jennifer Stanton Ortiz
Notary Public, State of Texas
My Commission Expires 11-5-25



SURVEYOR'S CERTIFICATE

I, Joyce P. Stanton, a Registered Professional Land Surveyor, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Joyce P. Stanton
Registered Professional Land Surveyor
Texas Registration No. 6173



11.212 ACRES

FINAL PLAT

GIVENS TRINITY ADDITION
LOT 1, BLOCK 1

BEING 11.212 ACRES OF WHICH 8.74 ACRES OUT OF THE G W COUCH SURVEY (A-279) IS DESCRIBED IN THE DEEDS RECORDED IN INSTRUMENT NUMBERS D214111586, D217209397, D217276561, AND D213289455, DEED RECORDS OF TARRANT COUNTY, TEXAS AND LOT 1-R, RAY THREATT SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER D214080334, PLAT RECORDS OF TARRANT COUNTY, TEXAS

FORT WORTH, TARRANT COUNTY, TEXAS

CASE NO. FS-22-159

LAND USE TABLE
TOTAL GROSS ACREAGE 11.212
NUMBER OF RESIDENTIAL LOTS 0
NUMBER OF NON-RESIDENTIAL LOTS 1
RESIDENTIAL ACREAGE 0
NON-RESIDENTIAL ACREAGE 10.563
PRIVATE PARK AGREEAGE 0
PUBLIC PARK AGREEAGE 0
STREET RIGHT OF WAY DEDICATION 0.649



LL D Vork #533
Dec 24, 2024

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 20, 2024
By: Donald R. Brown, Chairman
By: Derek Hall, Secretary

THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM SEVERAL TRACTS OF LAND AND LOT 1-R, RAY THREATT SUBDIVISION.

OWNER
GIVENS TRINITY BLVD, LLC
2124 SHUMARD OAK LANE
IRVING, TEXAS 75063

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013
TELEPHONE: 817-275-3361 \* FAX: 817-275-8920
ESTABLISHED 1953 \* FIRM NO. E-615 & S-100049-00
EMAIL: jstanton@dttery.com
©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2024
DATE: JUNE 2022 SCALE: 1"=40' FILE: P:\PAVEMENT SERVICES

P:\PAVEMENT SERVICES - 4000 TARRANT MAIN\SURVEY\PLAT - 2022\Overall Pavement Services Plat - 2022.dwg, 12/6/2024 2:15:35 PM, 1:1