

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 45°14'13" W	26.93'
L2	S 00°14'13" W	54.44'
L3	S 44°45'47" E	27.04'
L4	S 00°14'13" W	54.44'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	2482.79'	13°44'21"	595.36'	N 83°18'47" W	593.93'
C2	2814.79'	12°03'38"	592.50'	S 83°41'18" E	591.40'
C3	303.00'	61°00'35"	322.64'	S 30°16'08" E	307.61'
C4	363.00'	47°03'57"	298.19'	S 23°17'49" E	289.87'

LOT TABLE

LOT NO.	ACRES	SQ. FT.
2A	1.8198	79,271
2B	1.6231	70,704
2C	0.5346	23,287

LAND USE TABLE

RETAIL LOTS	2
RIGHT-OF-WAY	1
NET	3,4429 AC.
GROSS	3,9771 AC.

PUBLIC ACCESS EASEMENT ~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C5	20.00'	90°02'41"	31.43'	N45°15'33"E	28.30'
C6	54.00'	89°52'28"	84.70'	S45°16'20"W	76.28'
C7	54.00'	90°39'27"	85.44'	S44°59'38"E	76.80'
C8	54.00'	14°40'39"	13.83'	N82°20'19"E	13.80'
C9	20.00'	15°16'54"	5.33'	S82°38'27"W	5.32'
C10	50.00'	37°23'47"	32.63'	N71°01'13"W	32.06'
C11	56.00'	73°53'31"	72.22'	S89°16'04"E	67.32'
C12	20.00'	84°14'06"	29.40'	N84°05'47"W	26.83'
C13	363.00'	11°24'51"	72.32'	S36°18'18"E	72.20'
C14	20.00'	150°28'42"	52.53'	N44°40'29"E	38.89'
C15	100.00'	17°08'22"	29.91'	N68°39'22"W	29.80'
C16	50.00'	12°04'06"	10.53'	N83°15'36"W	10.51'
C17	54.00'	15°42'21"	14.80'	S82°51'11"W	14.76'
C18	20.00'	35°58'05"	12.56'	N71°41'36"E	12.35'
C19	20.00'	90°39'27"	31.65'	S44°59'38"E	28.45'
C20	20.00'	89°52'28"	31.37'	S45°16'20"E	28.25'
C21	20.00'	14°47'26"	5.16'	N82°23'43"W	5.15'
C22	54.00'	14°45'24"	13.91'	S82°22'42"E	13.87'
C23	20.00'	83°50'57"	29.27'	N47°47'38"W	26.73'
C24	363.00'	6°06'17"	38.68'	S02°49'00"E	38.66'

PUBLIC ACCESS EASEMENT ~ LINE TABLE ~

NO.	BEARING	DISTANCE
L5	S00°14'13"W	25.17'
L6	N89°43'06"W	160.28'
L7	N89°47'26"W	171.99'
L8	S00°20'06"W	140.22'
L9	N89°40'39"E	125.32'
L10	N75°00'00"E	18.40'
L11	S89°43'06"E	159.76'
L12	N89°17'39"W	74.50'
L13	S53°42'34"W	12.94'
L14	S89°40'39"W	136.97'
L15	N00°20'06"E	160.42'
L16	S89°47'26"E	145.97'
L17	S75°00'00"E	14.31'
L18	S89°45'24"E	3.40'
L19	S89°43'06"E	162.38'
L20	N00°14'13"E	29.27'

SEWER EASEMENT ~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S89°49'01"W	10.00'
S2	S00°10'59"E	15.00'
S3	S89°49'01"W	7.73'
S4	N00°10'59"W	8.00'
S5	N63°55'07"W	63.29'
S6	N89°43'06"W	220.51'
S7	N00°02'55"E	15.00'
S8	S89°43'06"E	224.01'
S9	S63°55'07"E	67.95'
S10	N89°49'01"E	4.55'

SEWER EASEMENT ~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
SC1	363.00'	3°20'40"	21.21'	S45°09'25"E	21.20'
SC2	363.00'	1°16'07"	8.04'	S42°50'56"E	8.04'

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 RECORDED DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE ALL 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 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 THIS 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

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

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. 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 FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNER 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.

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 THIS PLAT.

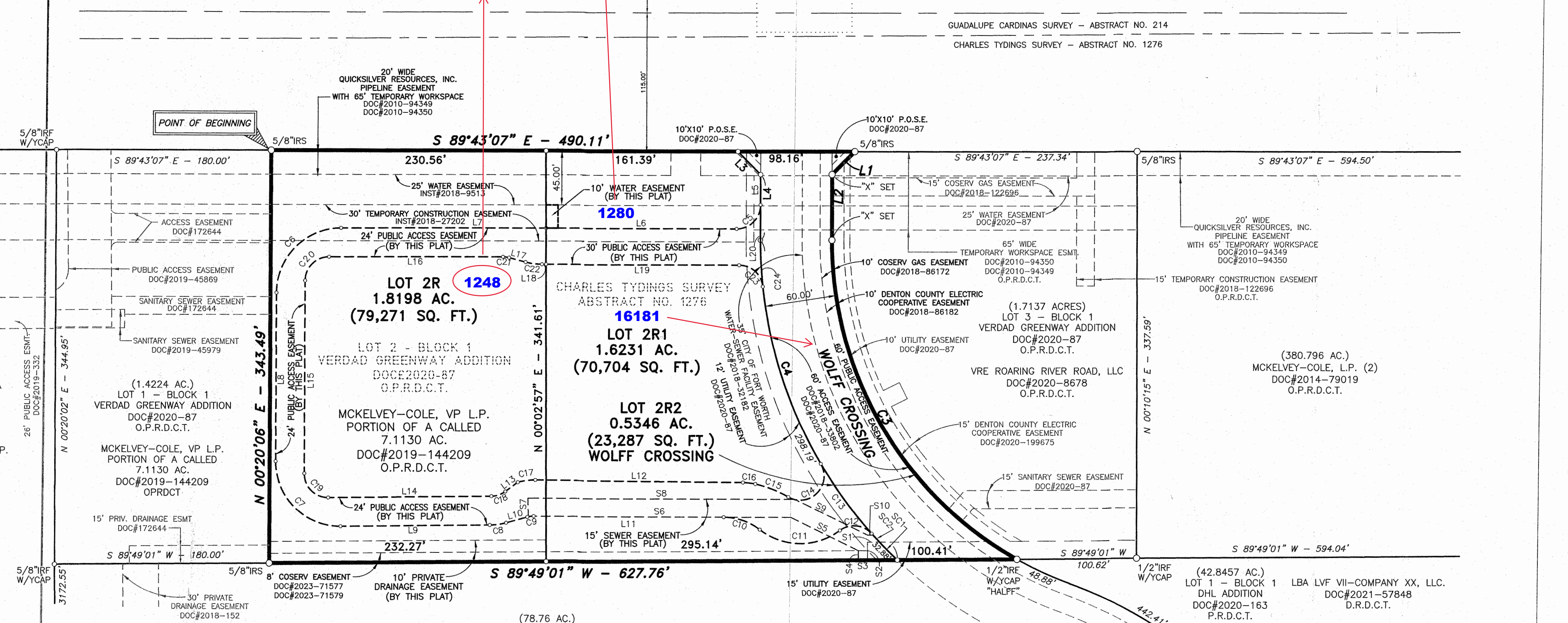
UPDATED SITE DRAINAGE STUDY

AN UPDATED DRAINAGE STUDY IN RELATION TO SWM-2019-0419 MAY BE REQUIRED. CONFORMANCE WITH THE ACCEPTED DRAINAGE STUDY SHALL BE REQUIRED PRIOR TO ANY GRADING OR BUILDING PERMIT ISSUANCE ON LOT 1, BLOCK 1 OF THE VERDAD GREENWAY ADDITION.

GUADALUPE CARDINAS SURVEY - ABSTRACT NO. 214

(10.885 AC.)
LOT 1 - BLOCK A
GATEWAY JUSTIN CAMPUS ADDITION
DOC#2022-228
P.R.D.C.T.
25' WATER LINE EASEMENT
DOC#2020-144003
10' UTILITY EASEMENT
DOC#2006-69166
GATEWAY CHURCH

HIGHWAY 114 ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)



FS-24-008

SURVEYOR'S CERTIFICATION
I, DAVID PETREE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION ON 7/11/2024, AND THAT ALL CORNERS ARE SHOWN HEREON.

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 1890

OWNER'S DEDICATION
NOW AND THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT MCKELVEY-COLE VP LP HEREBY ADOPT THIS PLAT AS LOTS 2R, 2R1 AND 2R2, BLOCK 1, VERDAD GREENWAY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE PUBLIC ACCESS EASEMENT, WATER EASEMENT, AND SEWER EASEMENT SHOWN HEREON AND DEDICATED BY THIS PLAT.

EXECUTED THIS 11th DAY OF July, 2024

MCKELVEY-COLE VP LP, A TEXAS LIMITED PARTNERSHIP
BY: GREENWAY-MCKELVEY GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: TODD PETTY, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TODD PETTY, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF July, 2024

LORI MORROW
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 06/20/25
NOTARY ID 587097-0

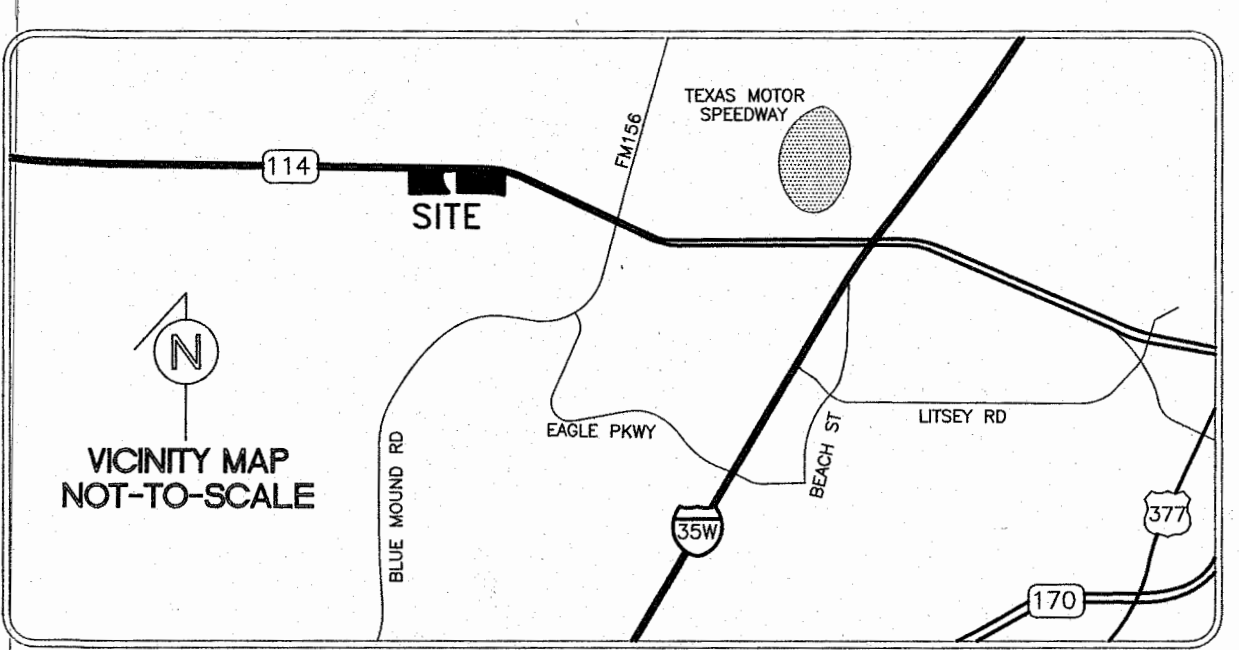
OWNER
MCKELVEY-COLE VP LP
2808 FAIRMOUNT STREET, SUITE 100
DALLAS, TX 75201

SURVEYOR
BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: July 11, 2024
By: [Signature] Chairman
By: [Signature] Secretary



NOTES:

- COVENANTS AND RESTRICTIONS ARE UNALTERED.
- 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.
- SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
- THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4204 WITH AN APPLIED COMBINED SCALE FACTOR OF 1.00015063.
- THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NO SCALE AND NO PROJECTION.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DENTON COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48121C0490C, MAP REVISED, APRIL 16, 2011, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS 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.

OWNER'S CERTIFICATION
WHEREAS MCKELVEY VP IS THE OWNER OF A 7.1133 ACRE TRACT OF LAND SITUATED IN THE CHARLES TYDINGS SURVEY, ABSTRACT NO. 1276, IN THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO MCKELVEY-COLE, VP LP, AS RECORDED UNDER COUNTY CLERKS FILE NO. 2019-144209 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 2, BLOCK 1 OF VERDAD GREENWAY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2020-87 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS-1890" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 114 (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2 AND ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID VERDAD GREENWAY ADDITION;

THENCE SOUTH 89° 43' 07" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 114 AND THE NORTH LINE OF SAID LOT 2 FOR A DISTANCE OF 480.11 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS-1890" SET FOR CORNER; SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF LOT 3, BLOCK 1 OF SAID VERDAD GREENWAY ADDITION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN 1.7137 ACRE TRACT OF LAND DESCRIBED IN DEED TO VRE ROARING RIVER ROAD, LLC AND RECORDED IN DOCUMENT NO. 2020-8678 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS;

THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 114 AND ALONG THE EAST LINE OF SAID LOT 2 AND A 60' PUBLIC ACCESS EASEMENT, CALLED WOLF CROSSING AS SHOWN ON THE AFORESAID PLAT OF VERDAD GREENWAY ADDITION, AND ALONG THE WEST LINE OF SAID LOT 3 AND VRE ROARING RIVER ROAD, LLC - 1.7137 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1, 2, AND 3;

- SOUTH 45° 14' 13" WEST FOR A DISTANCE OF 26.93 FEET TO AN "X" SET IN CONCRETE FOR CORNER;
- SOUTH 00° 14' 13" WEST FOR A DISTANCE OF 54.44 FEET TO AN "X" SET IN CONCRETE FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 303.00 FEET, A CENTRAL ANGLE OF 61° 00' 35", A CHORD BEARING SOUTH 30° 16' 08" EAST AT A DISTANCE OF 307.61 FEET;
- SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 322.64 FEET TO AN "X" SET IN CONCRETE FOR CORNER; SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2 AND BEING THE SOUTHWEST CORNER OF SAID LOT 3 AND ALSO BEING THE NORTHEAST CORNER OF A 1.7291 ACRE TRACT OF LAND DESCRIBED IN DEED TO EXEL, INC. AS RECORDED UNDER DOCUMENT NUMBER 2018-33800 OF THE OFFICIAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 89° 49' 01" WEST ALONG THE SOUTH LINE OF AFORESAID LOT 2 AND THE NORTH LINE OF SAID EXEL, INC. - 172.91 ACRE TRACT, FOR A DISTANCE OF 627.76 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS-1890" SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID LOT 2 AND BEING THE SOUTHWEST CORNER OF AFORESAID LOT 1;

THENCE NORTH 00° 20' 06" EAST LEAVING THE NORTH LINE OF SAID EXEL, INC. - 172.91 ACRE TRACT AND ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, FOR A DISTANCE OF 343.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.9771 ACRES OF LAND, MORE OR LESS.

THE PURPOSE OF THIS REPLAT IS TO DEDICATE 2 LOTS, AND CREATE NEW EASEMENTS.

CASE NUMBER: FS-24-008

Filed for Record in the Official Records of Denton County On: 7/11/2024 12:09:29 PM In the PLAT Records FINAL PLAT VERDAD GREENWAY Doc Number: 2024-241 Number of Pages: 1 Amount: 50.00 Order#: 20240712000366 By: EL

FINAL PLAT OF
LOTS 2R, 2R1 AND 2R2, BLOCK 1
VERDAD GREENWAY ADDITION
BEING A REPLAT OF LOT 2, BLOCK 1, VERDAD GREENWAY ADDITION - DOCUMENT NO. 2020-87 OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
CHARLES TYDINGS SURVEY - ABSTRACT NO. 1276
CITY OF FORT WORTH, DENTON COUNTY, TEXAS