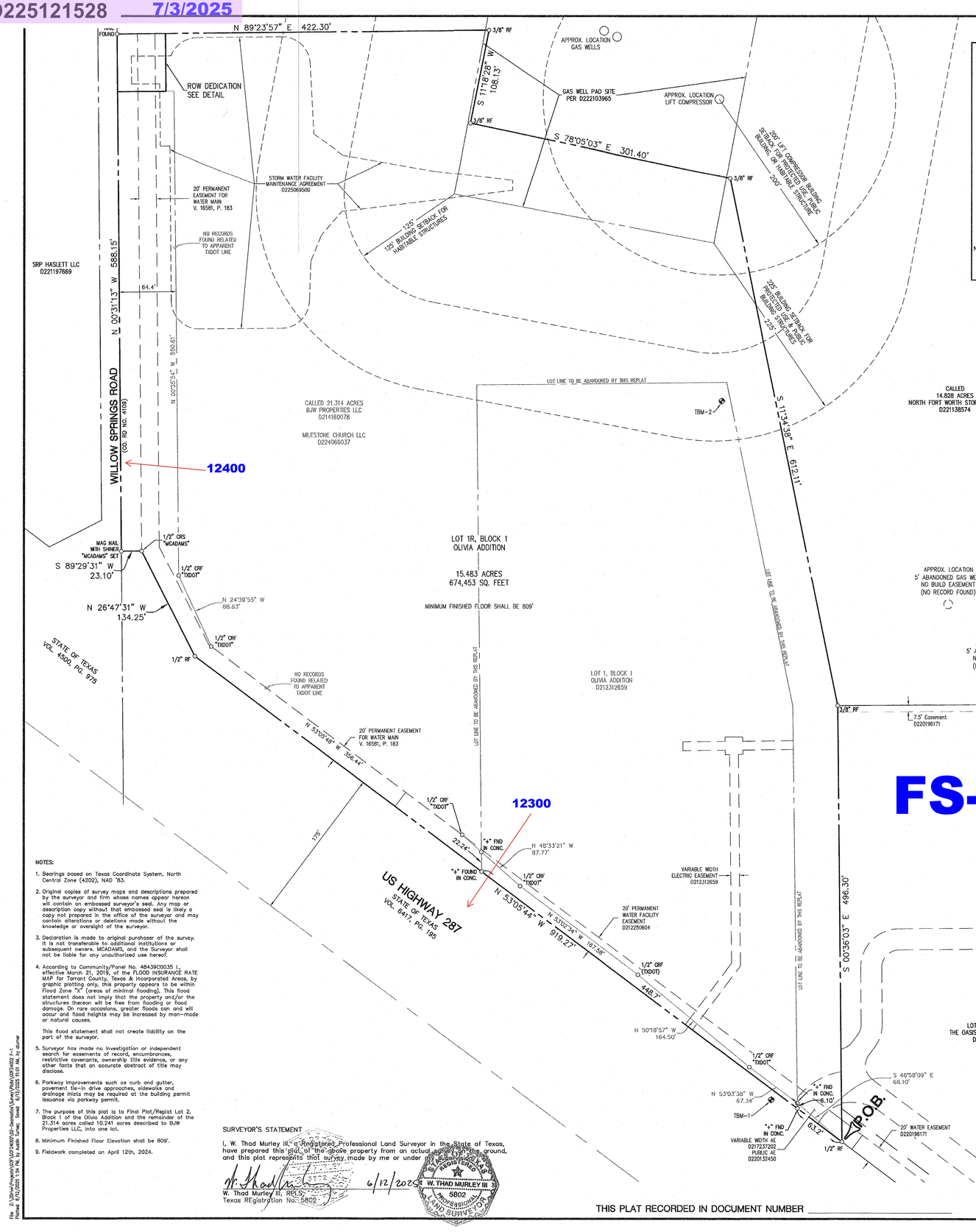
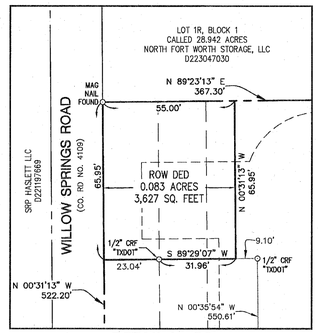
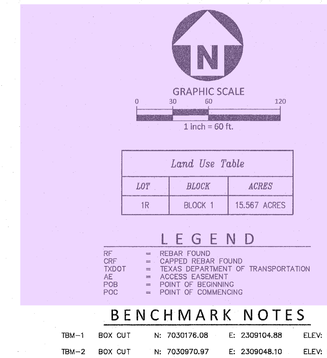
D225121528 7/3/2025





DETAIL 1"=30'



Land Use Table		
LOT	BLOCK	ACRES
1R	BLOCK 1	15.567 ACRES

LEGEND

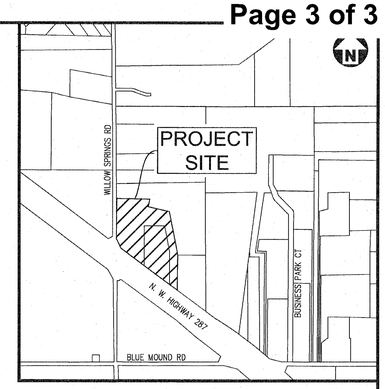
RF	=	REBAR FOUND
CRF	=	CAPPED REBAR FOUND
TXDOT	=	TEXAS DEPARTMENT OF TRANSPORTATION
AE	=	ACCESS EASEMENT
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCING

BENCHMARK NOTES

TBM-1	BOX CUT	N: 7030176.08	E: 2309104.88	ELEV: 810.37'
TBM-2	BOX CUT	N: 7030970.97	E: 2309048.10	ELEV: 810.08'

*Coordinates shown hereon based on Texas coordinate system, North Central Zone (4202), NAD '83.

*Elevations shown hereon based on North American Vertical Datum Of 1988. (NAVD88)



VICINITY MAP
1"=1000'

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
3. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. MCADAMS, and the Surveyor shall not be liable for any unauthorized use hereof.
4. According to Community/Panel No. 48439C0035 L, effective March 21, 2019, of the FLOOD INSURANCE RATE MAP for Tarrant County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding), This flood statement does not imply that the property and/or the structures 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.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
6. 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.
7. The purpose of this plat is to Final Plat/Replat Lot 2, Block 1 of the Olivia Addition and the remainder of the 21.314 acres called 10.241 acres described to BJW Properties LLC, into one lot.
8. Minimum Finished Floor Elevation shall be 809'.
9. Fieldwork completed on April 12th, 2024.

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

6/12/2025

W. Thad Murley III, RPLS
Texas REgistration No. 5802

W. THAD MURLEY III 5802 REGISTERED PROFESSIONAL LAND SURVEYOR

CITY OF FORT WORTH NOTES:

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'.

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.

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
No Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures. Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

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.

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.

FORT WORTH PLAT NOTES:

PRIVATE MAINTENANCE NOTE:
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 space and drainage facilities, and said owners agree to indemnify and save harmless the city of fort worth, Texas, from claims, damages and loses arising out of or from performance of its obligations of said owners set forth in this paragraph.

WATER/WASTE WATER 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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

FORT WORTH FIRE DEPARTMENT
LT. Thornton
LT. Thornton (Jul 2, 2025 12:59 CDT)
07/02/2025

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF TARRANT :

WHEREAS WE, MILESTONE CHURCH, are the owners of all that certain lot, tract or parcel of land situated in the James Rightly Survey, Abstract Number 1268, City of Fort Worth, Tarrant County, Texas, and being part of that certain called 21.314 acre tract of land described by deed to BJW Properties, LLC recorded in Document Number D214160078 of the Official Public Records of Tarrant County, Texas, and being all that certain called Lot 1, Block 1 of the Olivia Addition an addition to the City of Fort Work according to the plat thereof recorded in Document Number D212312659 of the Official Public Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" rebar found in the north line of US Highway 287 being the southwest corner of Lot 1, Block 1 of the Oasis Church Addition an addition to the City of Fort Worth according to the plat thereof recorded in Document Number D220196171 of the Official Public Records of Tarrant County, Texas;

THENCE N 53°05'44" W, with the north line of said US Highway 287 passing at 63.2 feet an "+" found in concrete at the southeast corner of said Lot 1, Block 1 of the Olivia Addition, continuing and passing at 511.9 feet the southwest corner of said Lot 1, Block 1 of the Olivia Addition, continuing with the north line of said US Highway 287 and the south line of said 21.314 acre tract a total distance of 919.27 feet to a 1/2" rebar found at the most southerly southwest corner of said 21.314 acre tract;

THENCE S 26°47'31" W, 134.25 feet to a 1/2" rebar set with cap (MCADAMS);

THENCE S 89°29'31" W, 23.10 feet to a Magnetic Nail set with shiner (MCADAMS);

THENCE N 00°31'13" W, 588.15 feet with the west line of said 21.314 acre tract to a Magnetic Nail found at the northwest corner thereof and being the southwest corner of that certain called 14.828 acre tract of land described as 'Tract 1' in deed to North Fort Worth Storage, LLC, recorded in Document Number D221138574 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°23'57" E, 422.30 feet with the north line of said 21.314 acre tract and the south line of said Tract 1 to a 3/8" rebar found for corner;

THENCE S 11°18'28" W, continuing with the north line of said 21.314 acre tract and the south line of said Tract 1 to a 3/8" rebar found for corner;

THENCE S 78°05'03" E, 301.40 feet to a 3/8" rebar found for corner;

THENCE S 11°34'38" E, 612.11 feet to a 3/8" rebar found at the most southwesterly corner of said Tract 1 and being the northwest corner of said Lot 1, Block 1 of the Oasis Church Addition;

THENCE S 00°36'03" E, with west line of said Lot 1, Block 1 of the Oasis Church Addition a distance of 496.30 feet to the POINT OF BEGINNING and containing approximately 15.567 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, MILESTONE CHURCH, a Texas limited liability company, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as OLIVIA ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and hereby dedicate to the public's use the streets and easements as shown hereon.

WITNESS MY HAND this 10 day of JUNE 2025.

JEFF PELLETIER
Authorized Representative

STATE OF TEXAS :
COUNTY OF TARRANT :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared JEFF PELLETIER known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged 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 this 10 day of JUNE 2025.

Justin Gray
Notary Public State of Texas

My commission expires the 13 day of MARCH 2028

TRISTIN ALEXIS MAY
Notary Public, State of Texas
Comm. Expires 03-13-2028
Notary ID 132404557

FINAL PLAT
LOT 1R, BLOCK 1
OLIVIA ADDITION
BEING A REPLAT OF LOT 1, BLOCK 1, OLIVIA ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN D212312659, OPRTCT
in the
JAMES RIGHTLY SURVEY, ABSTRACT NO. 1268

FS-24-124

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

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: 07/03/2025
By: DJ Harrell for Jon Koran
Chairman
By: _____
Secretary

OWNER
MILESTONE CHURCH
12200 US-287
HASLET, TX 76052
CONTACT: JEFF PELLETIER

CLIENT
GDFP COMPANIES
2221 LAKESIDE BLVD, SUITE 700
RICHARDSON, TX 75082
CONTACT: BILLY GOFF

SURVEYOR
W. THAD MURLEY III, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: tmurley@mcadamsco.com

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: AT DATE: 2024.05.08 SCALE: 1"=60' JOB. No. GOF24002

File: J:\Work\Projects\GOF\GOF24002\05-Documents\Survey\Plats\GOF24002 Final Plat.dwg, 6/12/2025 8:54 AM, Thad Murley, Jr., Adobe PDF