

PLAT NOTES

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 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 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 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.

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 I 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.

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 owners 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.

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.

Covenants or Restrictions are Un-altered This Replat 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.

Sidewalks If sidewalks are constructed along public or private streets, they shall be in conformance with the Sidewalk Policy per "City Development Design Standards".

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 parkway permit.

SURVEYOR'S NOTES:

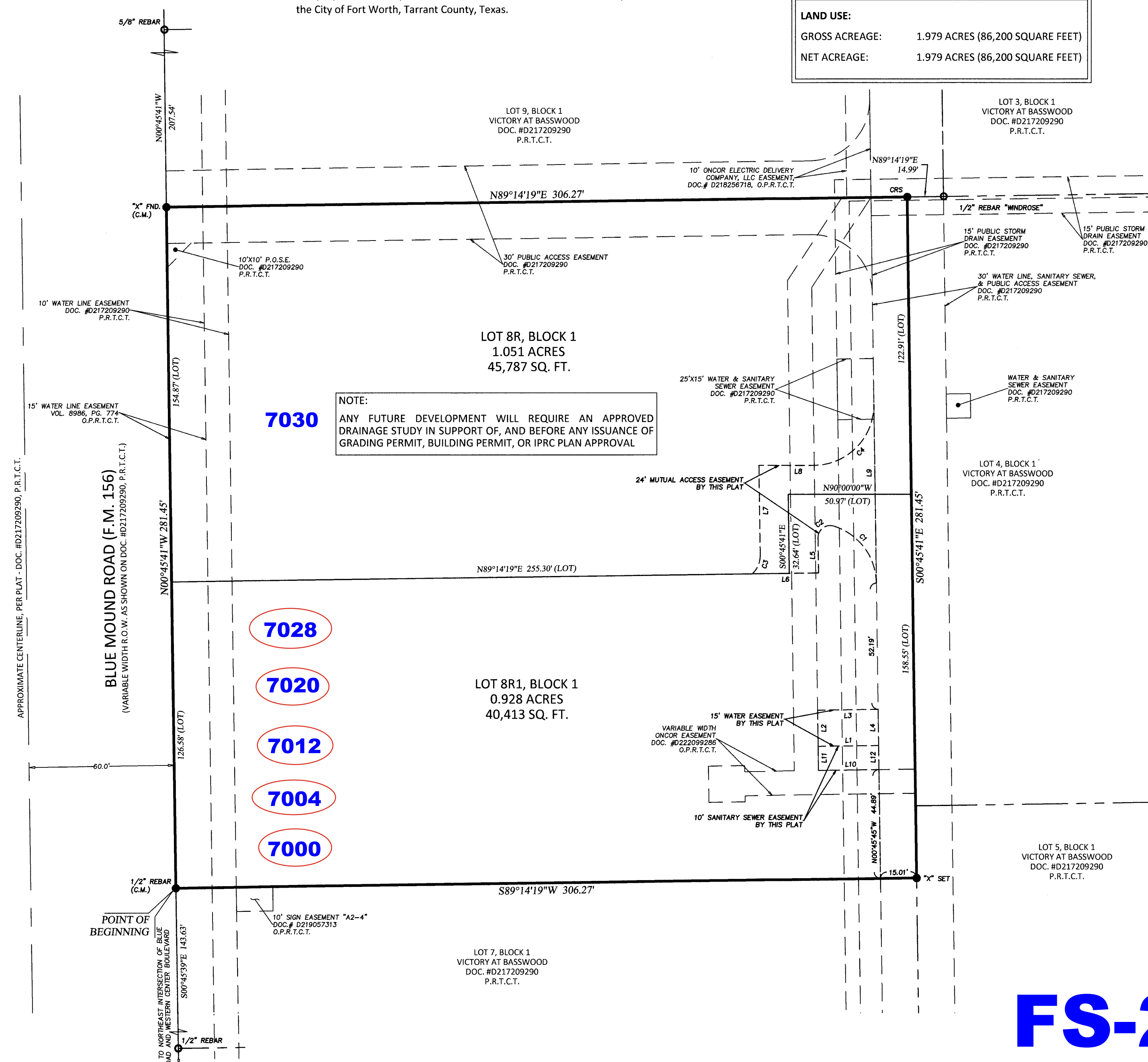
- 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0180L, with an effective date of March 21, 2019, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Notice: Selling a part of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
5. The purpose of this replat is to create 2 lots in Lot 8, Block 1 of Victory at Basswood, an addition in the City of Fort Worth, Tarrant County, Texas.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
C.M. CONTROLLING MONUMENT
SQ. FT. SQUARE FEET
ROW RIGHT OF WAY
CRS CAPPED REBAR SET

LAND USE:

GROSS ACREAGE: 1.979 ACRES (86,200 SQUARE FEET)
NET ACREAGE: 1.979 ACRES (86,200 SQUARE FEET)



Line Data Table with columns: Line #, Distance, Bearing. Contains 12 rows of survey data.

Curve Data Table with columns: Curve #, Arc, Radius, Delta, Chord Bearing, Chord. Contains 4 rows of curve data.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Victory Shops at Basswood VI, LLC is the owner of a tract of land out of the Josiah Walker Survey, Abstract Number 1602, in the City of Fort Worth, Tarrant County, Texas, same being Lot 8, Block 1, of Victory at Basswood, an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat recorded under Document Number D217209290, Plat Records, Tarrant County, Texas, and being that same tract of land described by deed to Victory at Basswood VI, LLC as recorded under Instrument Number D221359293, Official Public Records of Tarrant County, Texas, (O.P.R.T.C.T.), the subject tract being more particularly described by metes and bounds as follow (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar found for the southwest corner of said Lot 8, same being the southwest corner of the herein described tract, from which a 1/2 inch rebar found for the southwest corner of Lot 7, Block 1, of said Victory addition bears South 00 degrees 45 minutes 41 seconds East, a distance of 143.63 feet;

THENCE with the perimeter and the corners of said Lot 8 the following calls:

- 1. North 00 degrees 45 minutes 41 seconds West, a distance of 281.45 feet to an "X" cut found, from which a 5/8 inch rebar found for the northwest corner of Lot 9, Block 1, of said Victory addition bears North 00 degrees 45 minutes 41 seconds West, a distance of 207.54 feet;
2. North 89 degrees 14 minutes 19 seconds East, a distance of 306.27 feet to an "X" cut set for the northeast corner of said Lot 8, from with a 1/2 inch rebar with cap stamped "WINDROSE" found for the southeast corner of said Lot 9 bears North 89 degrees 14 minutes 19 seconds East, a distance of 14.99 feet;
3. South 00 degrees 45 minutes 41 seconds East, a distance of 281.45 feet to an "X" cut set for the southeast corner of said Lot 8;
4. South 89 degrees 14 minutes 19 seconds West, a distance of 306.27 feet returning to the POINT OF BEGINNING and enclosing 1.979 acres (86,200 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, VICTORY SHOPS AT BASSWOOD VI, LLC, owner, does hereby adopt this final plat designating the above described property as LOTS 8R AND 8R1, BLOCK 1, VICTORY AT BASSWOOD, a subdivision in Tarrant County, Texas, and do hereby dedicate to the public use the easements and rights-of-way shown hereon.

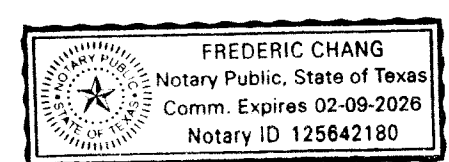
WITNESS my hand this the 10th day of October 2024

BY: Tony Ramji, Manager

STATE OF TEXAS
COUNTY OF TARRANT

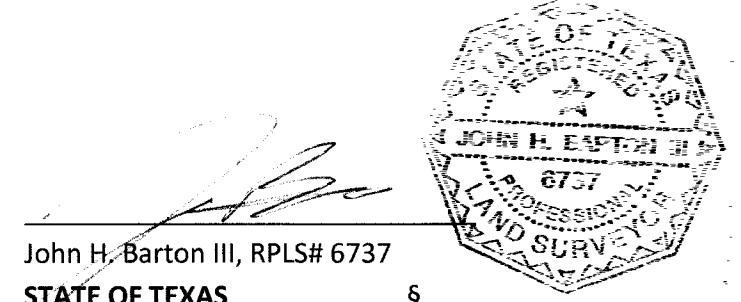
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Tony Ramji, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

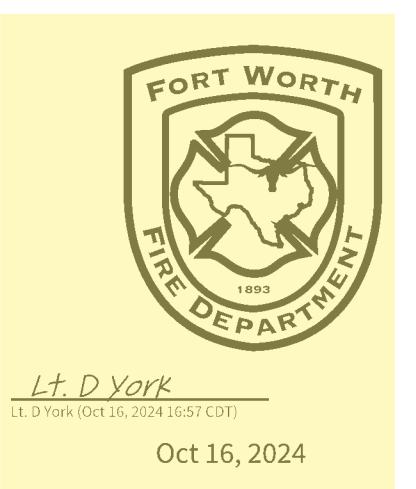
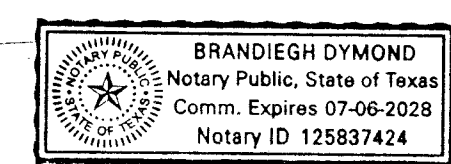
I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision in September, 2021.
Date of Plat/Map: August 28, 2024



John H. Barton III, RPLS# 6737
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John H. Barton III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for the State of Texas



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: Oct 16, 2024. By: Donald R. Barton, Chairman; Derek Smith, Secretary.

FS-24-172

FINAL PLAT LOTS 8R AND 8R1, BLOCK 1 VICTORY AT BASSWOOD BEING A REPLAT OF ALL OF LOT 8, BLOCK 1, VICTORY AT BASSWOOD AN ADDITION IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN DOCUMENT NUMBER 217209290, P.R.T.C.T. OCTOBER 2024

FS-24-172

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

Kirkman Engineering logo and address: 5200 State Highway 121, Colleyville, TX 76034, Phone: 817-488-4960

SURVEYOR: John H. Barton III, RPLS# 6737, Barton Chapa Surveying, LLC, 3601 NE Loop 820, Suite 108, Fort Worth, TX 76137, Phone: 817-864-1949, jack@bcsdfw.com

OWNER: Victory Shops at Basswood VI, LLC, 8201 LBJ Freeway, Suite 700, Dallas, TX 75225, 972-707-9555, Tony Ramji, info@vg-re.com

JOB NUMBER: 2021.001.220, DRAWN BY: SMW, CHECKED BY: JHB, REV:

Blank area for additional notes or signatures.

VICTORY AT BASSWOOD FORT WORTH TEXAS

REPLAT SHEET:

SURVEY PREPARED BY BRANDIEGH DYMOND, SURVEYING, L.L.C., 8601 NE LOOP 820, SUITE 108, FORT WORTH, TX, 76137, PHONE: 817-864-1949