

FS-24-298

Lot Table:	
Lot 1:	Proposed Use: Commercial 56,705 Square Feet 1.302 Acres
Lot 2:	Proposed Use: Commercial 62,355 Square Feet 1.431 Acres

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Charles R. Lasater and Carter Federal Credit Union are the owners of a 2.734 acre tract of land situated in the Josiah Walker Survey, Abstract Number 1602, in the City of Fort Worth, Tarrant County, Texas, being a portion of that certain tract of land described in Special Warranty Deed to Charles R. Lasater, recorded in Document Number D216027118 of the Deed Records of Tarrant County, Texas, and to said Carter Federal Credit Union by deed recorded in Document Number D22020960 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 5/8 inch iron rod stamped "PELTON" found for corner in the most southeasterly corner of said Carter Federal Credit Union tract, same being the most southeasterly corner of Lasater Ranch, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plot recorded in Document Number D218172919 of the Deed Records of Tarrant County, Texas, said point lying on the north right-of-way line of Victoria Drive (50-foot Right-of-Way);

THENCE 89 degrees 55 minutes 49 seconds West, along the North right-of-way line of said Victoria Drive, a distance of 300.16 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner, said point being the most southeasterly corner of said Carter Federal Credit Union tract, and lying at the intersection of the North right-of-way line of said Victoria Drive with the East right-of-way line of Blue Mound Road (variable width Right-of-Way);

THENCE North 00 degrees 48 minutes 20 seconds West, along the East right-of-way line of said Blue Mound Road, a distance of 397.15 feet to a metal fence post found for the northwest corner of said Lasater tract, same being the Southwest corner of a tract of land conveyed to Texas Electric Service Company by deed recorded in Volume 7306, Page 180 of the Deed Records of Tarrant County, Texas;

THENCE South 89 degrees 55 minutes 01 seconds East, departing the East right-of-way line of said Blue Mound Road, with the South line of said Texas Electric Service Company tract, a distance of 299.79 feet to a 1/2 inch iron rod found for corner, said point being the most northeasterly corner of said Lasater tract, same being the Northwest corner of said Lasater Ranch;

THENCE South 00 degrees 51 minutes 33 seconds East, with the West line of said Lasater Ranch, passing a capped 5/8 inch iron rod stamped "PELTON" found for reference at a distance of 99.68 feet and continuing for a total distance of 397.09 feet to the POINT OF BEGINNING and containing 119,110 square feet or 2.734 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Charles R. Lasater and Carter Federal Credit Union do hereby adopt this plot of LOTS 1 & 2, BLOCK 1, BLUE MOUND VICTORIA ADDITION, an addition to Tarrant County, Texas, and do hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all city of franchised public utilities for all public utility use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any city or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all city or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of respective system without the necessity at any time of procuring the permission of anyone.

The City of Fort Worth shall not be responsible for maintenance or 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.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions to the City of Fort Worth, Texas.

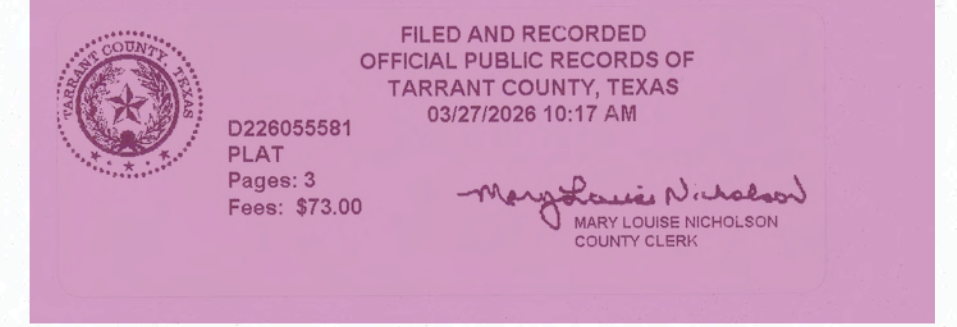
Witness, my hand at 3:00 PM This 13th day of March 2026

Signature - Charles R. Lasater, Owner

Witness, my hand at 12:30 PM This 16th day of March 2026

Signature - Carter Federal Credit Union

Printed Name & Title: Joe Arnold, CEO



STATE OF TEXAS COUNTY OF Tarrant

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Charles R. Lasater 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of March 2026

Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF Tarrant

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joe Arnold, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of March 2026

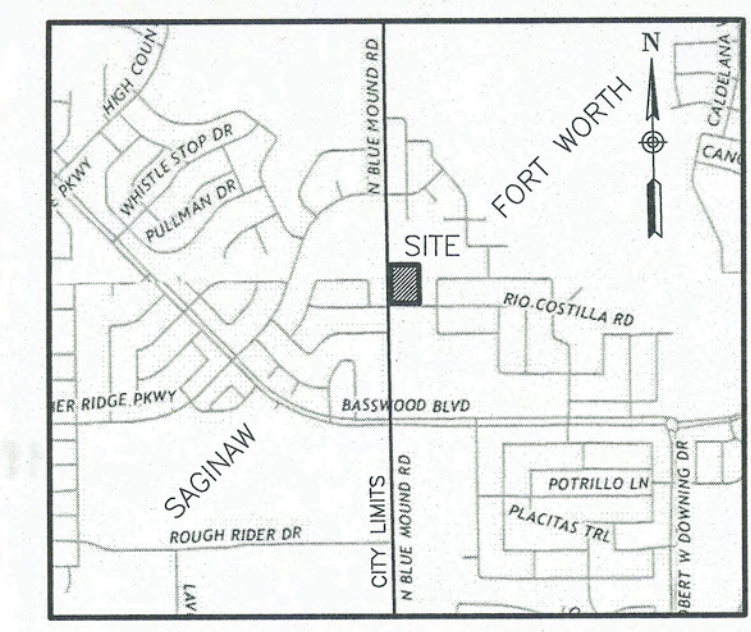
Notary Public in and for the State of Texas

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	4.71'	3.00'	090°00'01"	S44°55'49"E	4.24'
C2	7.85'	5.00'	089°59'59"	N45°04'11"E	7.07'
C3	12.57'	8.00'	090°00'01"	S44°55'49"E	11.31'
C4	12.70'	8.00'	090°55'43"	N44°36'19"E	11.41'
C5	9.11'	20.00'	026°06'20"	N12°11'37"E	9.03'
C6	15.02'	8.00'	107°03'39"	N31°39'36"W	12.93'
C7	16.77'	8.00'	120°07'01"	S30°00'40"W	13.86'
C8	4.76'	25.00'	010°54'04"	N28°17'43"E	4.75'
C9	15.76'	8.00'	112°50'33"	N33°34'35"W	13.33'

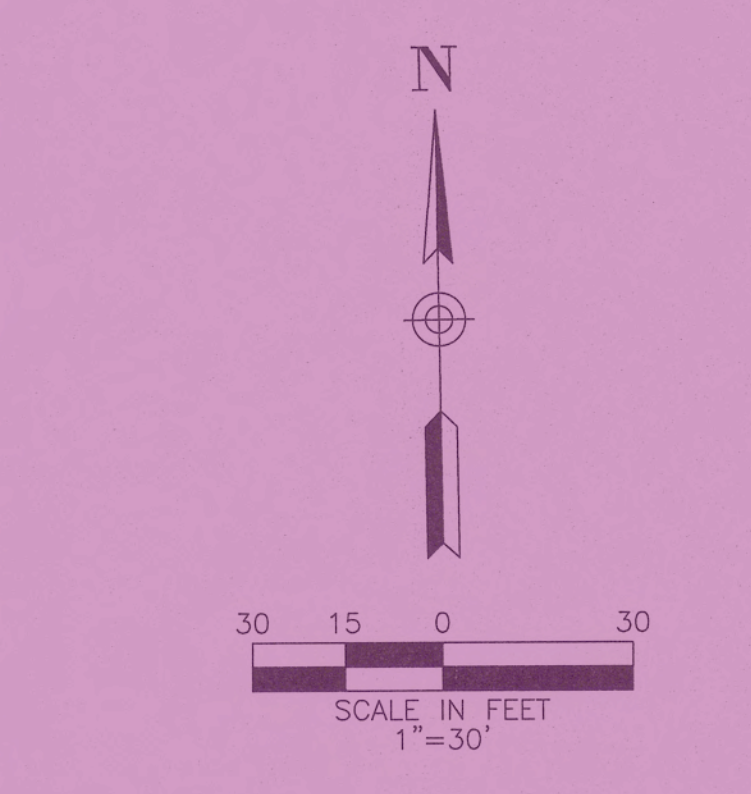


By: [Signature] Chairman
By: [Signature] Secretary

FINAL PLAT
LOTS 1 & 2, BLOCK 1
BLUE MOUND
VICTORIA ADDITION
BEING A 2.734 ACRES UN-PLATTED TRACT OF LAND OUT OF THE JOSIAH WALKER SURVEY ABSTRACT NUMBER 1602 AS RECORDED IN DOC. NO. D216027118, D.R.T.C.T. IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS JULY 2025



VICINITY MAP
SCALE: 1"=2000'



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.00012.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state plotting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create two (2) recorded lots out of a tract of land.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

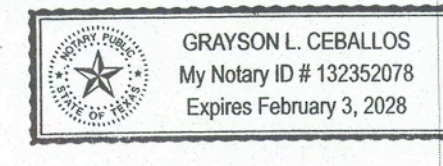
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023



DATE: 3-11-26

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

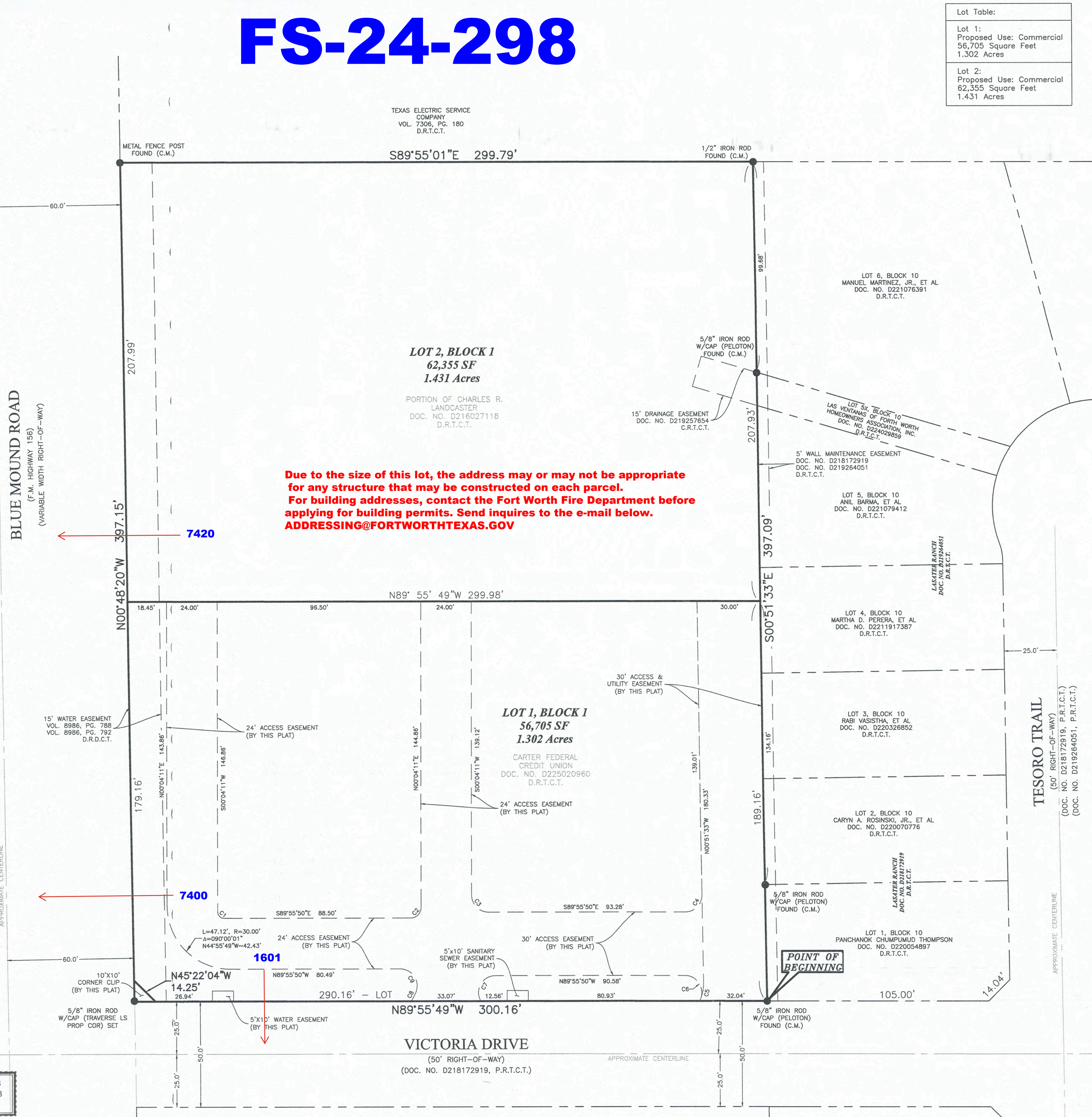
Given under my hand and seal of office this 11th day of March 2026



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, or 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 plot; 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.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48439C0180L, dated March 21, 2019. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



Due to the size of this lot, the address may or may not be appropriate for any structure that may be constructed on each parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquiries to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

Construction Prohibited Over Easements
No permanent buildings or structures shall be constructed over any existing or plotted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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 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.

Water/Wastewater Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of Water/Wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

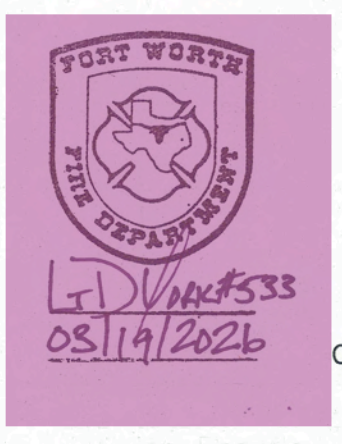
Building Permits
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

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.

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.

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.

Sidewalk Note
Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.



OWNER/DEVELOPER
Carter Federal Credit Union
8988 Ellerbe Road
Shreveport, LA 71106
OWNER/DEVELOPER
Charles R. Lasater
4512 Wind Hill Court E
Fort Worth, Texas 76179
ENGINEER
Westwood
7557 Rambler Road, Suite 1400
Dallas, Texas 75231

SURVEYOR
TRAVERSE LAND SURVEYING LLC
369 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2025.07.24 / Project No.: TR-315-24
CITY CASE NO. FS-24-298