

- 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
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

- SURVEYOR'S NOTES:**
- 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.
 - This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0065L, with an effective date of March 21, 2019, via scaled map location and graphic plotting.
 - This survey was prepared without the benefit of a commitment for title insurance. The surveyor has not performed an independent abstract or title search, therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
 - Monuments are found unless specifically designated as set.
 - This property abuts a controlled-access freeway (North Freeway a/k/a IH-35W). Restrictions or limitations on access to this freeway may apply. Contact Texas Department of Transportation, and/or the controlling jurisdiction to determine the existence and extents of access limitations, if any, to this freeway.
 - Direct access to North Freeway is restricted to those locations that have been reviewed and approved by TxDOT.

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 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.

P.R.V. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

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.

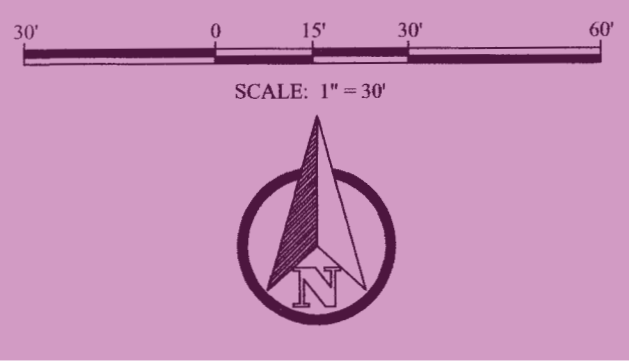
Transportation Impact Fees The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date 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.

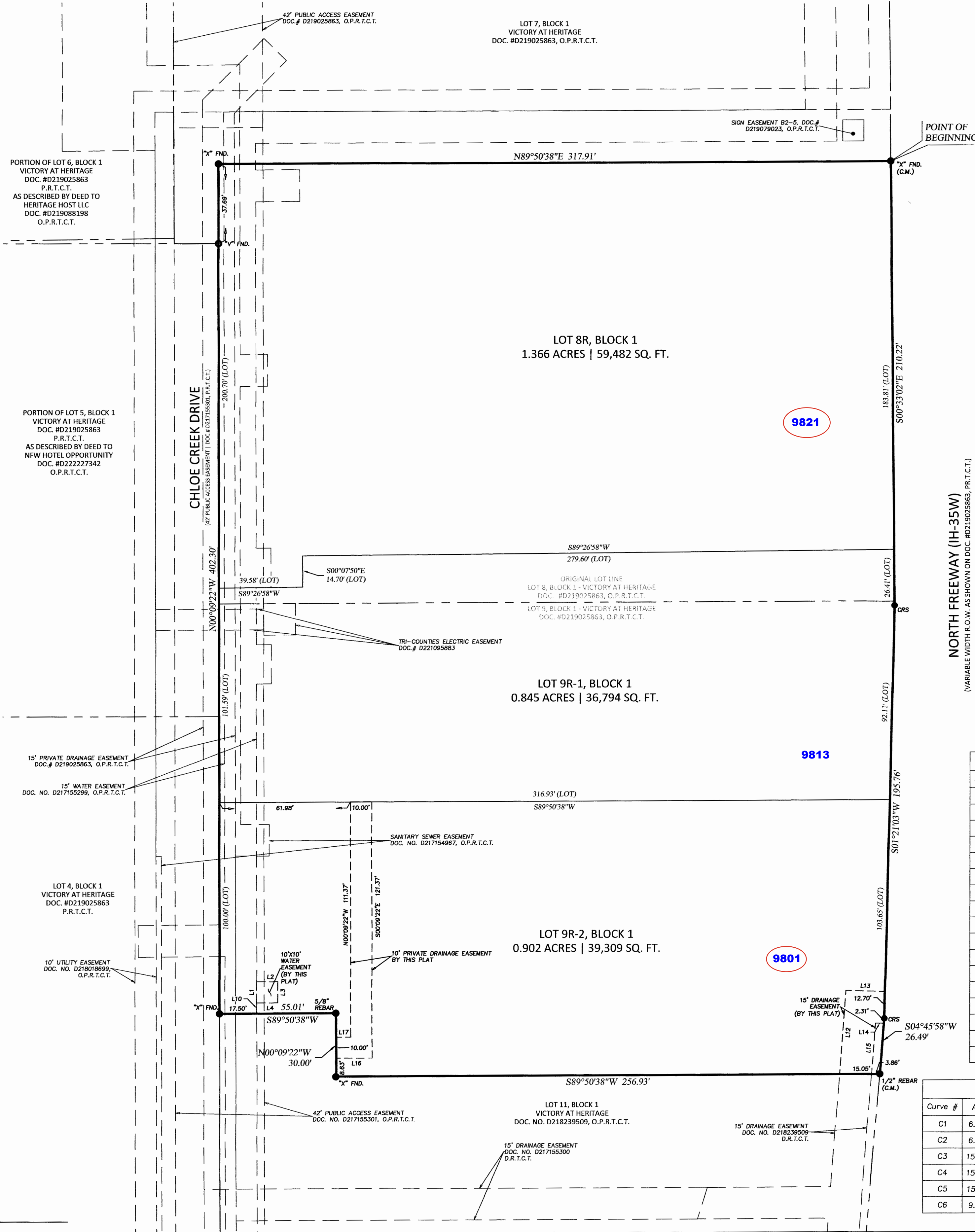
Building Permits No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from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

LAND USE TABLE	
TOTAL LOT YIELD:	3 LOTS
GROSS ACREAGE:	3.113 ACRES
R.O.W. DEDICATION:	0.000 ACRES
NET ACREAGE:	3.113 ACRES



FS-25-069



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS VICTORY SHOPS AT HERITAGE V, LLC and VICTORY AT HERITAGE, LLC are the owners of a tract situated in the W. McCowan survey, abstract number 999, City of Fort Worth, Tarrant County, Texas, being all of Lots 8 and 9, Block 1, Victory at Heritage, an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in document number D219025863, Official Public Records, Tarrant County, Texas, the subject tract being more particularly described as follows:

BEGINNING at an "X" cut found at the northeast corner of said Lot 8, lying on the west right-of-way of North Freeway (Interstate Highway 35W):

THENCE with said west right-of-way, SOUTH 00 degrees 33 minutes 02 seconds WEST, a distance of 210.22 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set ("capped rebar set");

THENCE with said west right-of-way, SOUTH 01 degree 21 minutes 03 seconds WEST, a distance of 195.76 feet to a capped rebar set;

THENCE with said west right-of-way, SOUTH 04 degrees 45 minutes 58 seconds WEST, a distance of 26.49 feet to a 1/2 inch rebar found at the southeast corner of said Lot 9;

THENCE with the south line of said Lot 9, the following calls:

- SOUTH 89 degrees 50 minutes 38 seconds WEST, a distance of 256.93 feet to an "X" cut found;
- NORTH 00 degrees 09 minutes 22 seconds WEST, a distance of 30.00 feet to a 5/8 inch rebar found;
- SOUTH 89 degrees 50 minutes 38 seconds WEST, a distance of 55.01 feet to an "X" cut found at the southwest corner of said Lot 9;

THENCE with the west line of said Lots 8 and 9, NORTH 00 degrees 09 minutes 22 seconds WEST, a distance of 402.30 feet to an "X" cut found at the northwest corner of said Lot 8;

THENCE with the north line of said Lot 8, NORTH 89 degrees 50 minutes 38 seconds EAST, a distance of 317.91 feet, returning to the **POINT OF BEGINNING** and enclosing 3.113 acres (135,585 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, VICTORY SHOPS AT HERITAGE V, LLC and VICTORY AT HERITAGE, LLC, owners, do hereby adopt this final plat designating the above described property as **LOTS 8R, 9R-1, AND 9R-2, BLOCK 1, VICTORY AT HERITAGE**, a subdivision in the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use the easements and rights-of-way shown hereon.

WITNESS my hand this 9th day of February, 2026

Victory Shops at Heritage V, LLC
Tony Ramji, Manager

STATE OF TEXAS §
COUNTY OF Dallas §

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 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

Line Data Table		
Line #	Distance	Bearing
L1	10.00'	N00°09'22"W
L2	10.00'	N89°50'38"E
L3	10.00'	S00°09'22"E
L4	10.00'	S89°50'38"W
L5	9.14'	S89°50'41"W
L6	35.18'	N00°09'22"W
L7	3.07'	N89°50'38"E
L8	11.20'	N01°01'15"W
L9	2.50'	S00°09'22"E
L10	5.00'	N00°09'13"W
L11	11.12'	S01°01'15"E
L12	39.83'	N04°28'28"E
L13	18.31'	S88°14'17"E
L14	3.97'	N88°14'17"W
L15	24.31'	S04°28'28"W
L16	16.97'	S89°49'52"W
L17	6.97'	N89°49'52"E

Curve Data Table				
Curve #	Arc	Radius	Delta	Chord Bearing
C1	6.50'	50.00'	007°26'51"	N03°34'03"E 6.49'
C2	6.28'	4.00'	090°00'00"	N45°09'22"W 5.66'
C3	15.28'	20.00'	043°46'29"	S67°57'26"W 14.91'
C4	15.38'	20.00'	044°03'04"	S68°07'50"E 15.00'
C5	15.71'	10.00'	090°00'00"	N44°50'38"E 14.14'
C6	9.46'	8.00'	067°46'33"	S33°43'55"W 8.92'

WITNESS my hand this 9th day of February, 2026

Victory at Heritage, LLC
Tony Ramji, Manager

STATE OF TEXAS §
COUNTY OF Dallas §

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 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.

Date of Plat/Map: 12/22/2024

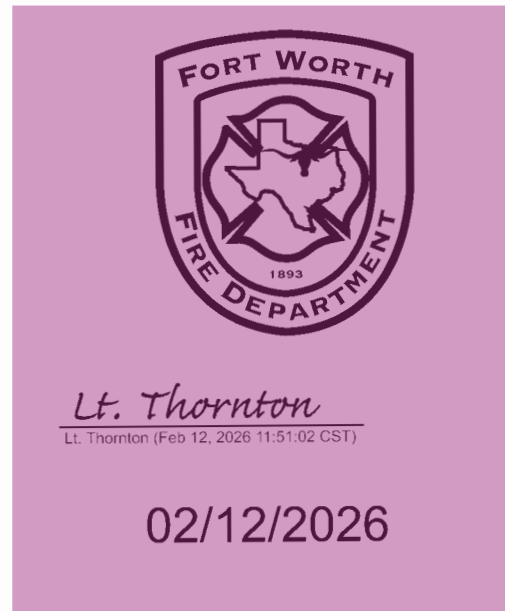
WITNESS my hand this 11th day of February, 2026

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 : 02/12/2026	
By : <u>Caroline Cranz</u>	Chairman
By : <u>Stephen McNary</u>	Secretary

FINAL PLAT OF
LOTS 8R, 9R-1 AND 9R-2, BLOCK 1
VICTORY AT HERITAGE
BEING A REPLAT OF ALL OF LOTS 8 AND 9, BLOCK 1
VICTORY AT HERITAGE
IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
RECORDED IN DOCUMENT NUMBER D219025863, O.P.R.T.C.T.
PREPARED DECEMBER, 2024

ENGINEER



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

SURVEYOR

John H. Barton, III
Barton Chapa Surveying, LLC
3601 NE Loop 820, Ste. 108
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER

Victory Shops At Heritage V, LLC
8001 LBJ Freeway, Ste. 400
Dallas, TX 75251
Contact: Bobby Mendoza
972.707.9555
bmendoza@vg-re.com

OWNER

Victory at Heritage, LLC
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Dallas, TX 75251
Contact: Bobby Mendoza
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bmendoza@vg-re.com

JOB NO. 2024.001.381

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

SHEET:

CASE NO.: FS-25-069