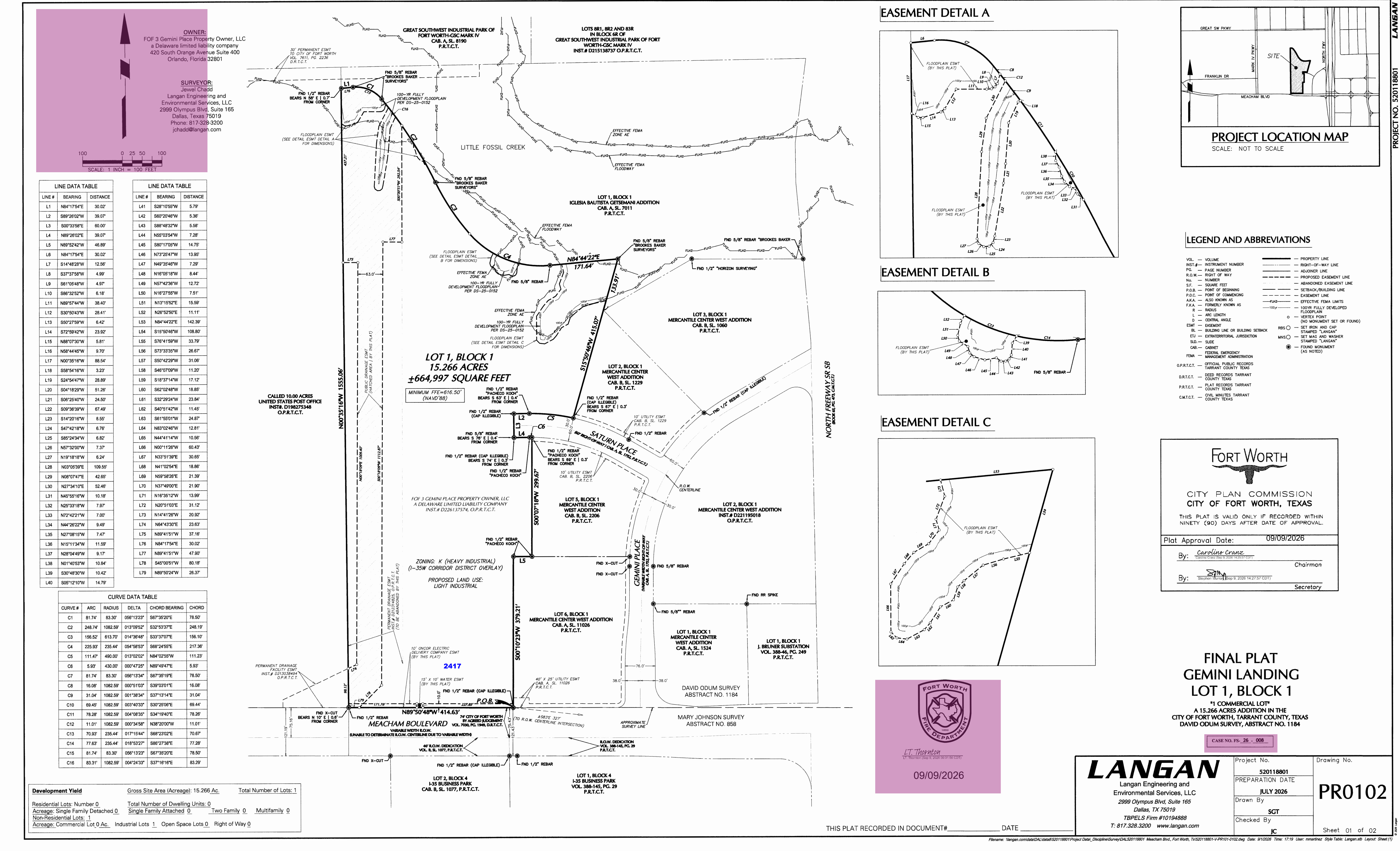
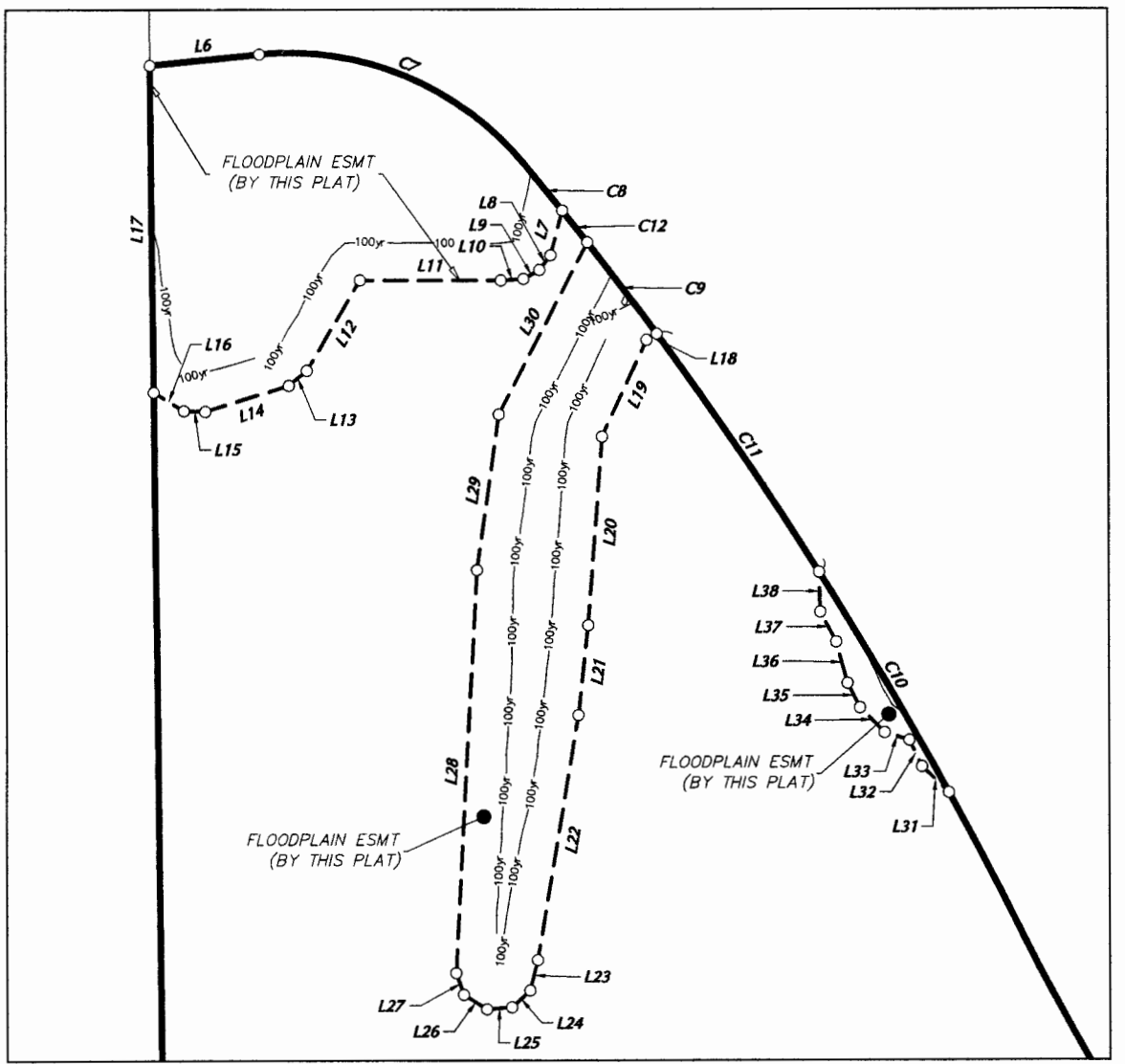


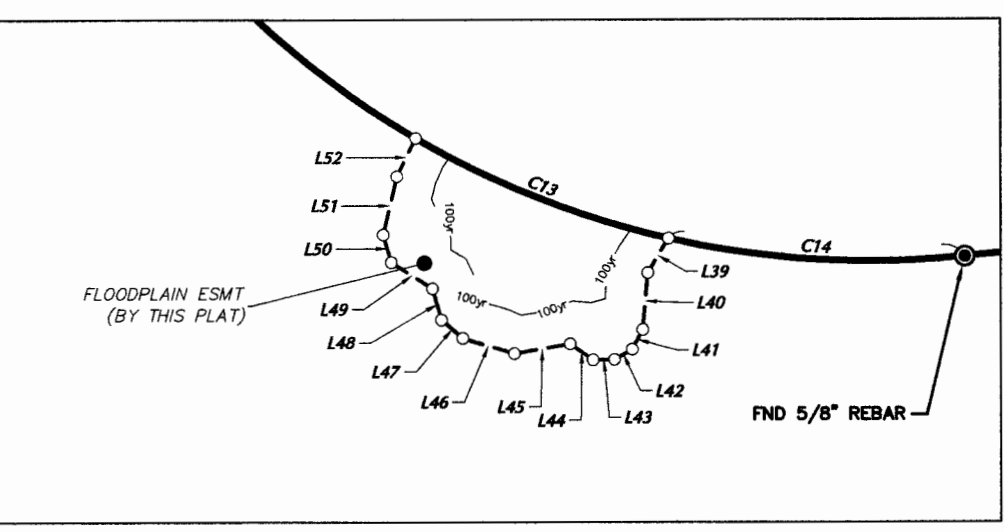
FS-26-008



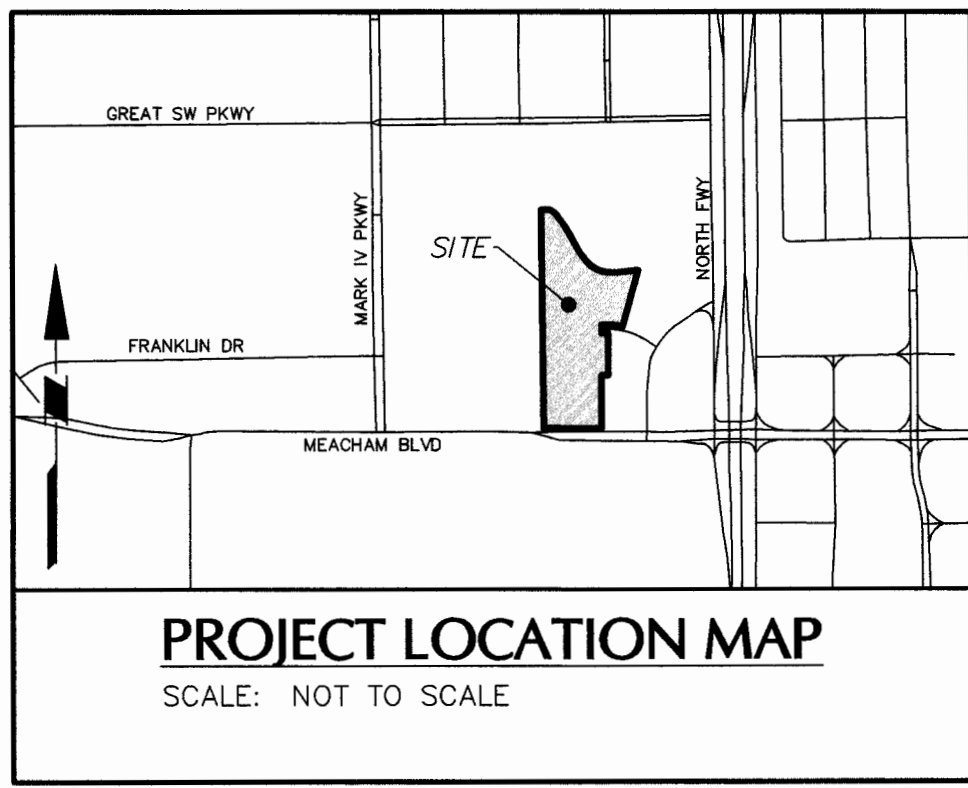
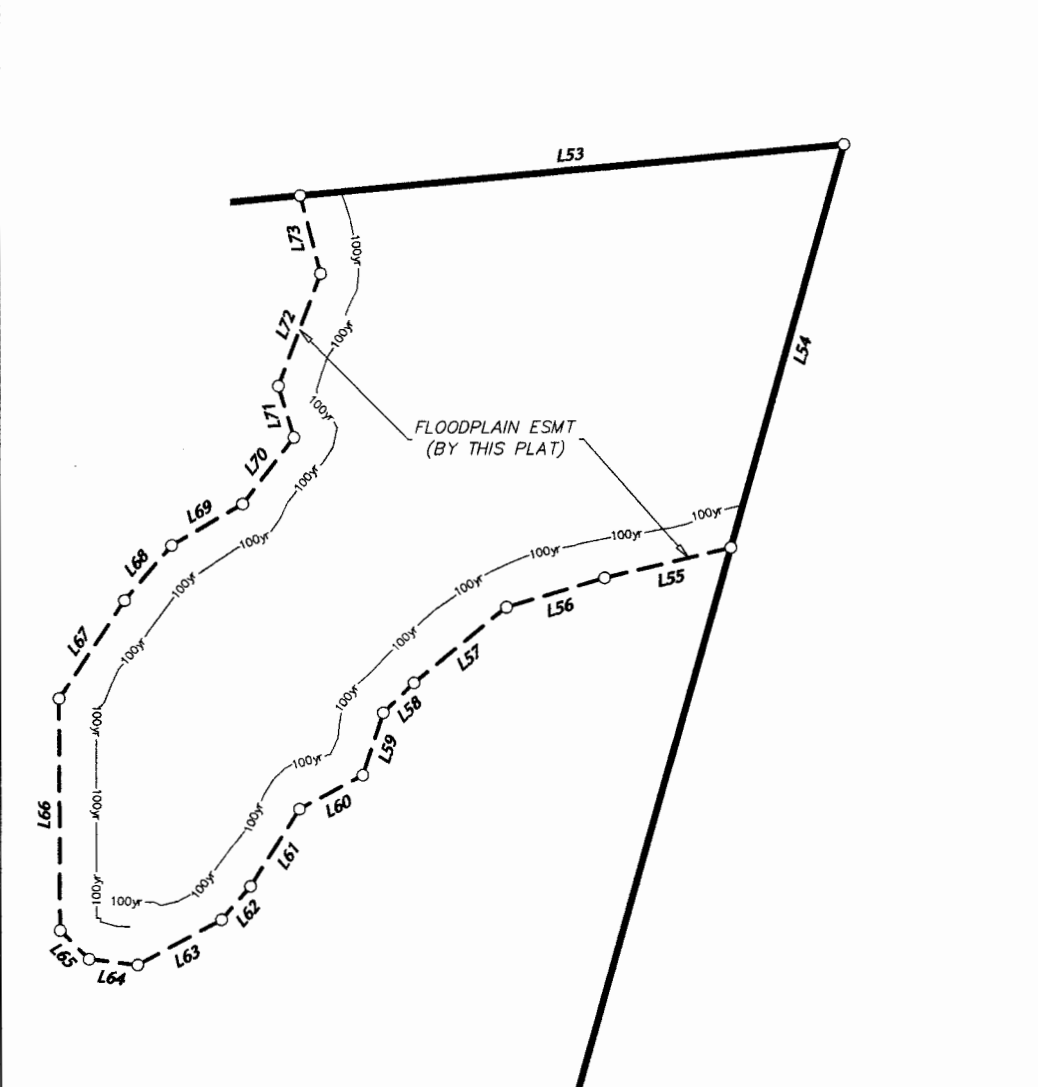
EASEMENT DETAIL A



EASEMENT DETAIL B



EASEMENT DETAIL C



LEGEND AND ABBREVIATIONS

VOL. — VOLUME	— PROPERTY LINE
INST. # — INSTRUMENT NUMBER	— RIGHT-OF-WAY LINE
P.G. — PAGE NUMBER	— ADJACENT LINE
R.O.W. — RIGHT OF WAY	— PROPOSED EASEMENT LINE
No. — NUMBER	— ABANDONED EASEMENT LINE
S.F. — SQUARE FEET	— SETBACK/BUILDING LINE
P.O.B. — POINT OF BEGINNING	— EASEMENT LINE
P.O.C. — POINT OF COMMENCING	— EFFECTIVE FEMA LIMITS
AKA. — ALSO KNOWN AS	— 100-YR FULLY DEVELOPED FLOODPLAIN
F.K.A. — FORMERLY KNOWN AS	— 100-YR FULLY DEVELOPED FLOODPLAIN
L — ARC LENGTH	— VERTEX POINT (NO MONUMENT SET OR FOUND)
D — CENTRAL ANGLE	— SET IRON AND CAP STAMPED "LANGAN"
ESMT — EASEMENT	— SET MAG AND WASHER STAMPED "LANGAN"
BL — BUILDING LINE OR BUILDING SETBACK	— FOUND MONUMENT (AS NOTED)
ETJ — EXTRATERRITORIAL JURISDICTION	
SLD — SLIDE	
CAB. — CABINET	
FED. — FEDERAL	
EMERGENCY — EMERGENCY	
MANAGEMENT — MANAGEMENT	
O.P.R.T.C.T. — OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS	
D.R.T.C.T. — DEED RECORDS TARRANT COUNTY TEXAS	
P.R.T.C.T. — PLAT RECORDS TARRANT COUNTY TEXAS	
C.M.T.C.T. — CIVIL MINUTES TARRANT COUNTY 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.

Plot Approval Date: 09/09/2026

By: Caroline Cranz Chairman

By: Stoshen Murrell Secretary

FINAL PLAT
GEMINI LANDING
LOT 1, BLOCK 1

1 COMMERCIAL LOT
A 15.266 ACRES ADDITION IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
DAVID ODUM SURVEY, ABSTRACT NO. 1184

CASE NO. FS-26-008

LANGAN

Langan Engineering and
Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
TBPELS Firm #10194888
T: 817.328.3200 www.langan.com

Project No.
520118801

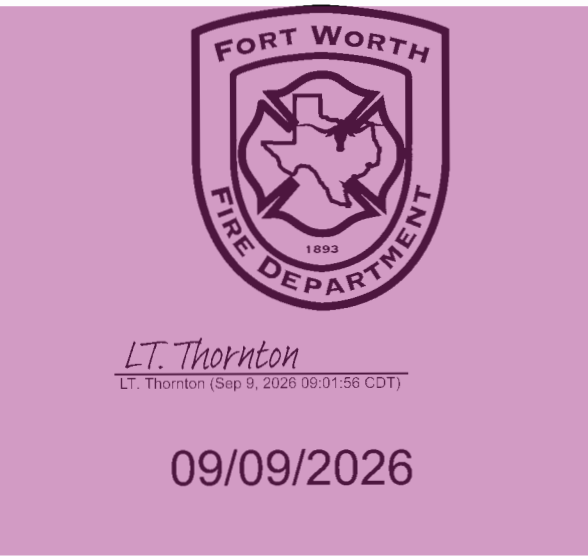
PREPARATION DATE
JULY 2026

Drawn By
SGT

Checked By
JC

Drawing No.
PR0102

Sheet 01 of 02



THIS PLAT RECORDED IN DOCUMENT# DATE

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, FOF 3 Gemini Place Property Owner, LLC, a Delaware limited liability company, according to the Special Warranty Deed recorded under Instrument Number D226137574, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), is the owner of that certain tract situated in the David Odum Survey, Abstract Number 1184, City of Fort Worth, Tarrant County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 1/2-inch rebar found on the north right-of-way line of Meacham Boulevard (variable width right-of-way) as recorded in Volume 7030, Page 1949 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.), at the southeast corner of a tract described in a Special Warranty Deed to the United States Postal Service as recorded in Instrument Number D198275348, O.P.R.T.C.T., from which an "X" cut found in concrete bears NORTH 10° EAST, a distance 0.6 feet,

THENCE NORTH 00°35'16" WEST, along the east line of said United States Postal Service tract, a distance of 1,555.06 feet to a to a point on the south line of Lot 1, Block 1, Iglesia Bautista Getsemani Addition, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Cabinet A, Slide 7011 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.), from which a found 1/2-inch rebar bears NORTH 58° EAST, a distance of 0.7 feet;

THENCE departing the east line of said United States Postal Service tract, along the south line of said Lot 1, Block 1, the following seven (7) courses:

- NORTH 84°17'54" EAST, a distance of 30.02 feet to a 5/8-inch capped rebar stamped "Brookes Baker Surveyors" found at the beginning of a curve to the right;
- Along said curve to the right having an arc length of 81.74 feet, a radius of 83.30 feet, a delta angle of 66°13'23" and a chord bearing and distance of SOUTH 67°35'20" EAST, 78.50 feet to a 5/8-inch capped rebar stamped "Brookes Baker Surveyors" found at the beginning of a curve to the right;
- Along said curve to the right having an arc length of 248.74 feet, a radius of 1082.59 feet, a delta angle of 13°09'52" and a chord bearing and distance of SOUTH 32°53'37" EAST, 248.19 feet to a 5/8-inch capped rebar stamped "Brookes Baker Surveyors" found at the beginning of a curve to the left;
- Along said curve to the left having an arc length of 156.52 feet, a radius of 613.70 feet, a delta angle of 14°36'08" and a chord bearing and distance of SOUTH 33°34'07" EAST, 156.10 feet to the beginning of a curve to the left;
- Along said curve to the left, having an arc length of 225.93 feet, a radius of 235.44 feet, a delta angle of 54°58'53" and a chord bearing and distance of SOUTH 68°24'55" EAST, 217.36 feet to a 5/8-inch rebar found at the end of said curve;
- NORTH 84°44'22" EAST, a distance of 171.64 feet to a 5/8-inch capped rebar stamped "Brookes Baker Surveyors" found at an angle point;
- SOUTH 15°50'46" WEST, passing at a distance of 133.91 feet, the northwest corner of Lot 3, Block 1, Mercantile Center West Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Cabinet B, Slide 1060 P.R.T.C.T., and the north corner of Lot 2, Block 1 Mercantile Center West Addition, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Cabinet B, Slide 1229, P.R.T.C.T., continuing along the west line of said Lot 2, Block 1, in all, a total distance of 415.07 feet to the west corner of said Lot 2, Block 1 and in the north right-of-way line of Saturn Place (60' right-of-way) as recorded in Cabinet A, Slide 1752, P.R.T.C.T., and the beginning of a curve to the left, from which a found 1/2-inch capped rebar (Cap Illegible) bears SOUTH 67° EAST, a distance of 0.3 feet;

THENCE along the perimeter and to the corners of said Saturn Place right-of-way, the following five (5) courses:

- Along said curve to the left, having an arc length of 111.47 feet, a radius of 470.00 feet, a delta angle of 13°02'02" and a chord bearing and distance of NORTH 84°02'55" WEST, 111.23 feet to the end of said curve, from which a found 1/2-inch capped rebar stamped "Pacheco Koch" bears SOUTH 63° EAST, a distance of 0.4 feet;
- SOUTH 89°26'02" WEST, a distance of 39.07 feet to a 1/2-inch capped rebar (Cap Illegible) found at a corner;
- SOUTH 00°33'58" EAST, a distance of 60.00 feet to a point for corner, from which a found 1/2-inch capped rebar (Cap Illegible) bears SOUTH 74° EAST, 0.3 feet;
- NORTH 89°26'02" EAST, a distance of 39.07 feet to a 1/2-inch capped rebar stamped "Pacheco Koch" found at the beginning of a curve to the right;
- Along said curve to the right, having an arc length of 5.93 feet, a radius of 430.00 feet, a delta angle of 00°47'25" and a chord bearing and distance of NORTH 89°49'47" EAST, a distance of 5.93 feet to the end of said curve and the northwest corner of Lot 5, Block 1, Mercantile Center West Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Cabinet B, Slide 2206, P.R.T.C.T., from which a found 1/2-inch rebar capped "Pacheco Koch" bears SOUTH 69° EAST, a distance of 0.3 feet;

THENCE SOUTH 00°07'18" WEST, departing the south right-of-way line of said Saturn Place, along the west line of said Lot 5, Block 1, a distance of 299.67 feet to a 1/2-inch capped rebar stamped "Pacheco Koch" found at the southwest corner of said Lot 5, Block 1 and on the north line of Lot 6, Block 1, Mercantile Center West Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Cabinet A, Slide 11026, P.R.T.C.T.;

THENCE NORTH 89°52'42" WEST, along the north line of said Lot 6, Block 1, a distance of 46.89 feet to a 1/2-inch capped rebar stamped "Pacheco Koch" found at the northwest corner of said Lot 6, Block 1;

THENCE SOUTH 00°10'23" WEST, along the west line of said Lot 6, Block 1, a distance of 379.21 feet to a 1/2-inch capped rebar (Cap Illegible) found at the southwest corner of said Lot 6, Block 1 and on the north right-of-way line of said Meacham Boulevard;

THENCE NORTH 89°50'48" WEST, along the north right-of-way line of said Meacham Boulevard, a distance of 414.63 feet to the **POINT OF BEGINNING** and enclosing 15.266 acres (± 664,997 square feet).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **FOF 3 Gemini Place Property Owner, LLC, a Delaware limited liability company**, acting by and through Paul Ellis, as the authorized representative, the undersigned, does hereby adopt this plat designating the herein above described property as Lot 1, Block 1, **GEMINI LANDING**, an addition in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

By: FOF 3 Gemini Place Property Owner, LLC
a Delaware limited liability company

By: Paul B. Ellis
Authorized Representative

Paul B. Ellis, Vice President
Name & Title

STATE OF TX §
COUNTY OF Dallas §

BEFORE ME, the undersigned Notary Public, State of Texas, on this day personally appeared Paul Ellis, authorized representative of FOF 3 Gemini Place Property Owner, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this 09 day of September, 2026

Jawon Nade
Notary Public, State of Texas

Grayson P Wade
My Commission Expires 10/31/2025
Notary ID:135151341

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, **Jewel Chadd**, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

Jewel Chadd
Registered Professional
Land Surveyor No. 6754
jchadd@langan.com
September 1, 2026

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, State of Texas, on this day personally appeared **Jewel Chadd**, 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 considerations expressed therein.

Given under my hand and seal of office this 19 day of September, 2026

Jewel Chadd
Notary Public, State of Texas

R. Matthew Martinez
Notary ID #132810779
My Commission Expires
December 4, 2028

STANDARD PLAT NOTES

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.

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.

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.

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.

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.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

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.

FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

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".

PARKWAY PERMIT

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

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.

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 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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This plat 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.

PRV

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

SIDEWALK AND STREETLIGHT

Sidewalks and streetlights are required to all public and private streets as per City of Fort Worth Standards.



LT. Thornton
LT. Thornton (Exp. 9, 2028 09:01:06 CDT)

09/09/2026

OWNER:
FOF 3 Gemini Place Property Owner, LLC
a Delaware limited liability company
420 South Orange Avenue Suite 400
Orlando, Florida 32801

SURVEYOR:
Jewel Chadd
Langan Engineering and
Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, Texas 75019
Phone: 817-328-3200
jchadd@langan.com

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: 09/09/2026	
By: <u>Caroline Craze</u> Caroline Craze (Exp. 9, 2028 11:23:37 CDT)	Chairman
By: <u>Stephen Martin</u> Stephen Martin (Exp. 9, 2028 14:27:57 CDT)	Secretary

**FINAL PLAT
GEMINI LANDING
LOT 1, BLOCK 1**

1 COMMERCIAL LOT
**A 15.266 ACRES ADDITION IN THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
DAVID ODUM SURVEY, ABSTRACT NO. 1184**

CASE NO. FS- 26 - .008

LANGAN
Langan Engineering and
Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
TBPELS Firm #10194888
T: 817.328.3200 www.langan.com

Project No.	Drawing No.
520118801	PR0102
PREPARATION DATE	
JULY 2026	
Drawn By	
SGT	Sheet 02 of 02
Checked By	
JC	

THIS PLAT RECORDED IN DOCUMENT# _____ DATE _____