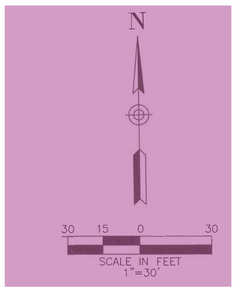



VICINITY MAP
NOT TO SCALE




# FS-26-184

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00012.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create two recorded lots out of a previously recorded lot.
4. Private P.R.V(s) will be required; water pressure exceeds 80 P.S.I.

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

DATE: 11-03-2026

STATE OF TEXAS §
COUNTY OF DENTON §

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 3rd day of November 2026

Notary Public in and for the State of Texas

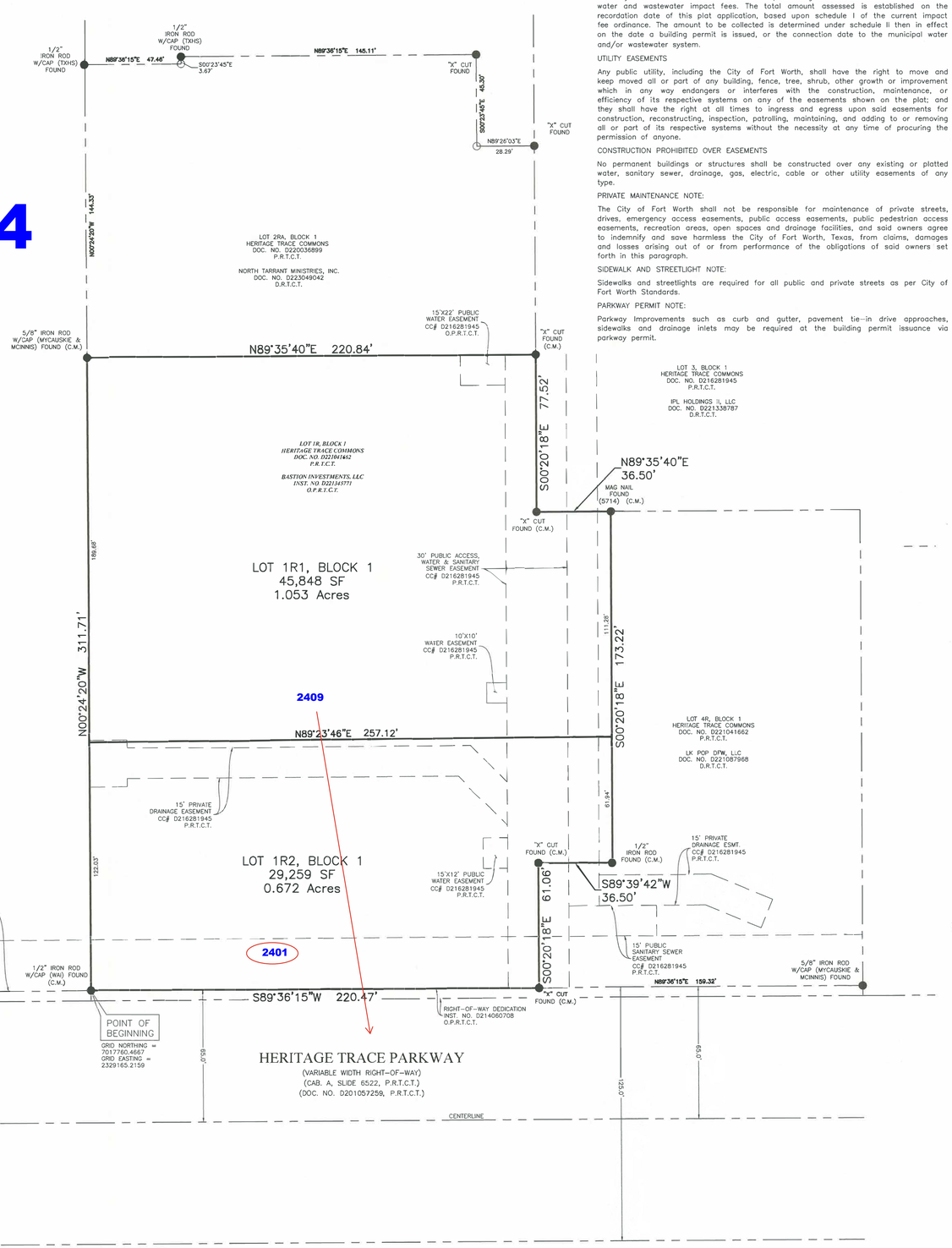
Chase Carrick
My Commission Expires
2/7/2029
Notary ID 135501381

LEGEND

| | |
|---|---|
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| P.R.T.C.T. | PLAT RECORDS, TARRANT COUNTY, TEXAS |
| R.O.W. | RIGHT-OF-WAY |
| C.M. | CONTROLLING MONUMENT |
| SQ. FT. | SQUARE FEET |
| VOL. PG. | VOLUME AND PAGE |
| CAB. SL. | CABINET AND SLIDE |
| | FOUND/SET MONUMENT (AS NOTED) |
| ——— | SUBJECT PROPERTY |
| ——— — ——— | OFFSITE PROPERTY |
| ——— — ——— | EASEMENT LINE |
| ——— — ——— | CENTERLINE OF RIGHT-OF-WAY |

FLOOD STATEMENT

According to the Flood insurance Rate Map, Community Panel No. 480596C0065L, dated March 21, 2019 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its 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 causes. This statement shall not create liability on the part of the surveyor.




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.

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 construction, reconstructing, 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.

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 easements of any type.

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.

SIDEWALK AND STREETLIGHT NOTE:

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

PARKWAY PERMIT NOTE:

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.

**OWNER/DEVELOPER**
Bastion Investments, LLC
2668 West Creek Drive
Frisco, Texas 75033

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Bastion Investments, LLC are the owners of a 1.724 acre tract of land within the William McCowen Survey, Abstract Number 999, Tarrant County, Texas being all of Lot 1R, Block 1 of Heritage Trace Commons, an addition to the City of Fort Worth, as recorded in Instrument Number D221041662, Official Public Records, Tarrant County, Texas, same being all of a tract of land described to Bastion Investments, LLC by deed recorded in Instrument Number D221345771, Official Public Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar capped "WAI" found for the southeast corner of Lot 1, Block 1 of I.L. Texas Addition, an addition to the City of Fort Worth, as recorded in Instrument Number D214060708, Official Public Records, Tarrant County, Texas and lying on the north right-of-way line of Heritage Trace Parkway (variable width right-of-way);

THENCE North 00 degrees 24 minutes 20 seconds West, departing the north right-of-way line of said Heritage Trace Parkway, with the east line of said Lot 1, a distance of 311.71 feet to a 5/8 inch rebar capped "MYCAUSKIE & MCINNIS" found for the southwest corner of Lot 2RA, Block 1 of Heritage Trace Commons, an addition to the City of Fort Worth, as recorded in Instrument Number D220036899, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 35 minutes 40 seconds East, departing the east line of said Lot 1, with the south line of said Lot 2RA, a distance of 220.84 feet to an "X" Cut found for the southeast corner of said Lot 2RA, same being a point on the west line of Lot 3, Block 1 of Heritage Trace Commons, an addition to the City of Fort Worth, as recorded in Instrument Number D216281945, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 20 minutes 18 seconds East, with a west line of said Lot 3, a distance of 77.52 feet to an "X" Cut found for the southwest corner of of said Lot 3;

THENCE North 89 degrees 35 minutes 40 seconds East, with a south line of said Lot 3, a distance of 36.50 feet to a mag nail found for the northwest corner of Lot 4R, Block 1 of Heritage Trace Commons, an addition to the City of Fort Worth, as recorded in Instrument Number D221041662, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 20 minutes 18 seconds East, departing the south line of said Lot 3, with the west line of said Lot 4R, a distance of 173.22 feet to a 1/2 inch rebar found for an interior "ell" corner of said Lot 4R;

THENCE South 89 degrees 39 minutes 42 seconds West, with a northwest line of said Lot 4R, a distance of 36.50 feet to an "X" Cut found for corner;

THENCE SOuth 00 degrees 20 minutes 18 seconds East, with a west line of said Lot 4R, a distance of 61.06 feet to an "X" Cut found for the southwestern most corner of said Lot 4R and lying on the north right-of-way line of said Heritage Trace Parkway;

THENCE South 89 degrees 36 minutes 15 seconds West, with the north right-of-way line of said Heritage Trace Parkway, a distance of 220.47 feet to THE POINT OF BEGINNING and containing 75,107 square feet or 1.724 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Bastion Investments, LLC acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LOT 1R1 and 1R2, BLOCK 1, Heritage Trace Commons, an addition to theCity of Fort Worth, Tarrant County, Texas and does herebv dedicate, to the public's use forever the rights-of-way and easements shown hereon

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

Witness, my hand at Trophy Club, Texas, This 4 day of November, 2026.

Signature – Bastion Investments, LLC Representative

CARIMA KAMO
Printed Name

MANAGER, NOVEMBER 4th, 2026
Title / Date

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
11/06/2026 10:24 AM
D226215745
PLAT
Pages: 7
Fees: $85.00
MARY LOUISE NICHOLSON
COUNTY CLERK

STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Carima Kamo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4 day of December 2026

Notary Public in and for the State of Texas

RACHEL J DUEVARA
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES 09-27-2028

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: 11/5/2026

By: _____ Chairman

By: _____ Secretary

FORT WORTH PUBLIC WORKS DEPARTMENT
G.J. Fuentes
11/5/2026

TRAVERSE
LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2026.09.09 Project No.: TR-352-26

# FINAL PLAT
# LOT 1R1 AND 1R2, BLOCK 1 HERITAGE TRACE COMMONS

BEING 1.724 ACRES
OUT OF THE WILLIAM MCCOWEN SURVEY
ABSTRACT NUMBER 999
BEING A REPLAT OF LOT 1R, BLOCK 1 OF
HERITAGE TRACE COMMONS, AN ADDITION
TO THE CITY OF FORT WORTH, AS RECORDED IN
INST. NO. D221041662, O.P.R.T.C.T.
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SEPTEMBER 2026

PLAT NO. FS-26-184