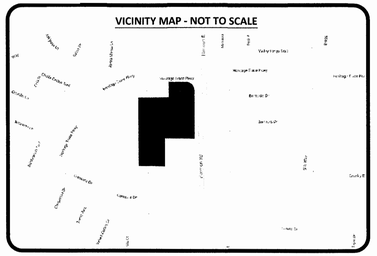
VICINITY MAP - NOT TO SCALE



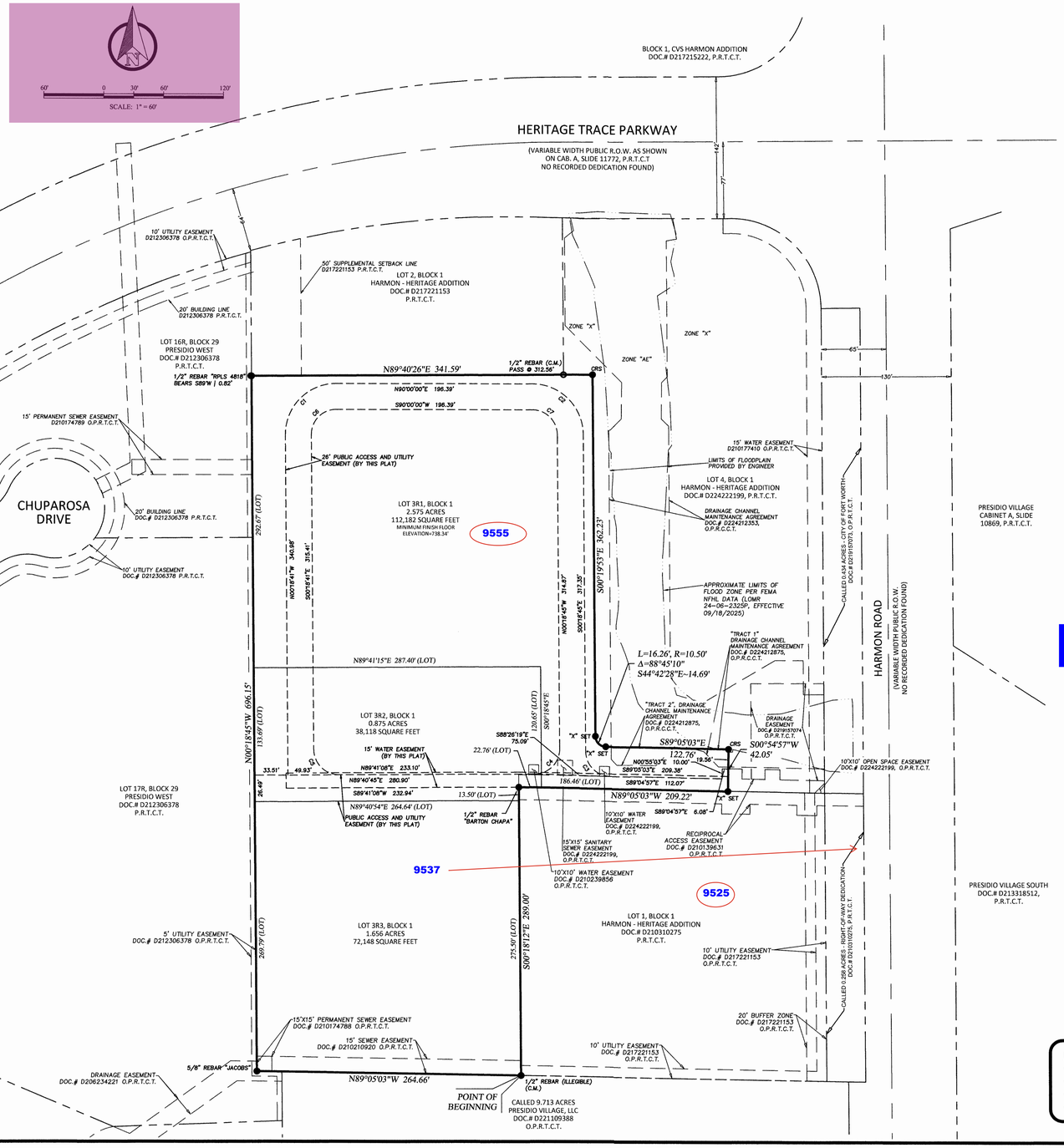
SURVEYOR'S NOTES:

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" and "AE" 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.
3. Monuments are found unless specifically designated as set.
4. 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 permits.

LAND USE TABLE	
LIGHT INDUSTRIAL LOTS	3
RIGHT-OF-WAY DEDICATION	0
GROSS ACRES	5.107
RIGHT-OF-WAY	0
NET ACRES	5.107

LEGEND OF ABBREVIATIONS

- 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
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



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.

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

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 drainage-ways 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.

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.

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

FS-26-189

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	80.39'	51.00'	090°18'41"	S44°50'39"W	72.32'
C2	79.83'	51.00'	089°41'15"	N45°09'23"W	71.93'
C3	38.33'	25.00'	087°50'27"	S44°13'59"E	34.68'
C4	39.27'	25.00'	089°59'30"	N44°41'00"E	35.35'
C5	38.55'	25.60'	086°18'07"	S43°25'20"E	35.01'
C6	39.41'	25.00'	090°18'41"	S44°50'39"W	35.45'
C7	39.13'	25.00'	089°41'15"	N45°09'23"W	35.26'

FORT WORTH FIRE DEPARTMENT 1893

Eng D Hood 11/10/2026
Eng D Hood (Nov 10, 2026 15:16:04 CST)

LEGEND OF LINETYPES

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- CENTER LINE
- EASEMENT

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS MCCARTHY CAPITAL, LLC is the owner of a tract situated in the J. Walker survey, abstract number 1600, City of Fort Worth, Tarrant County, Texas, being part of the tract described in the deed to McCarthy Capital, LLC, recorded as document number D214254137, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), and being all of Lot 3, Block 1, Harmon-Heritage Addition, an addition in said City of Fort Worth, according to the plat recorded in document number D224222199, Plat Records, Tarrant County, Texas, the subject tract being more particularly described as follows (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 with illegible cap found at the southernmost southeast corner of said Lot 3;

THENCE with the south line of said Lot 3, NORTH 89 degrees 05 minutes 03 seconds WEST, a distance of 264.66 feet to a 5/8 inch rebar with cap stamped, "JACOBS" found at the southwest corner thereof;

THENCE with the west line of said Lot 3, NORTH 00 degrees 18 minutes 45 seconds WEST, a distance of 696.15 feet to the southwest corner of Lot 2, Block 1, Harmon Heritage Addition, an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat recorded as document number D217221153, Plat records, Tarrant County, Texas, (P.R.T.C.T.), from which a 1/2 inch rebar with cap stamped, "RPLS 4818" found bears South 89 degrees West, 0.82 feet;

THENCE with the north line of said Lot 3, NORTH 89 degrees 40 minutes 26 seconds EAST, passing a 1/2 inch rebar found at the westernmost southwest corner of Lot 4, Block 1, of said Harmon-Heritage Addition (D224222199) at a distance of 312.56 feet, continuing for a total distance of 341.59 feet to a 1/2 inch rebar found at the northeast corner of said Lot 3;

THENCE with the common line of said Lots 3 and 4, the following calls:

1. SOUTH 00 degrees 19 minutes 53 seconds EAST, a distance of 362.23 feet to an "X" cut set in a concrete curb at the beginning of a curve to the left, having a radius of 10.50 feet, a central angle of 88 degrees 45 minutes 10 seconds, and a chord bearing and distance of SOUTH 44 degrees 42 minutes 28 seconds EAST, 14.69 feet;
2. Along the arc of said curve, an arc distance of 16.26 feet to an "X" cut set in a concrete curb;
3. SOUTH 89 degrees 05 minutes 03 seconds EAST, a distance of 122.76 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set ("capped rebar set")
4. SOUTH 00 degrees 54 minutes 57 seconds WEST, a distance of 42.05 feet to an "X" cut set in concrete;

THENCE with the easternmost south line of said Lot 3, NORTH 89 degrees 05 minutes 03 seconds WEST, a distance of 209.22 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found;

THENCE with the southernmost east line of said Lot 3, SOUTH 00 degrees 18 minutes 12 seconds EAST, a distance of 289.00 feet, returning to the **POINT OF BEGINNING** and enclosing 5.107 acres (222,447 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, **MCCARTHY CAPITAL, LLC,** owner, does hereby adopt this final plat designating the above described property as **LOTS 3R1, 3R2, and 3R3, BLOCK 1, HARMON-HERITAGE ADDITION**, a subdivision in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use the easements and rights-of-way shown hereon.

WITNESS my hand this the 9th day of November 20 26

MCCARTHY CAPITAL, LLC, Owner

Daniel McCarthy, Authorized Agent

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 Daniel McCarthy 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

BRANDIEGH DYMOND
Notary Public, State of Texas
Comm. Expires 07-06-2028
Notary ID 125837424

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.

STATE OF TEXAS REGISTERED JOHN H. BARTON III 6737 PROFESSIONAL LAND SURVEYOR

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

BRANDIEGH DYMOND
Notary Public, State of Texas
Comm. Expires 07-06-2028
Notary ID 125837424

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: 11/10/2026

By: Caroline Cranz (Nov 10, 2026 13:26 CST) Chairman

By: Stephen Murray (Nov 10, 2026 15:22 CST) Secretary

CASE# FS-26-189

FINAL PLAT
HARMON-HERITAGE ADDITION
LOTS 3R1, 3R2, AND 3R3, BLOCK 1
5.107 ACRES SITUATED IN THE J. WALKER SURVEY, ABSTRACT #1600
CITY OF FORT WORTH,TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOT 3, BLOCK 1, HARMON-HERITAGE ADDITION, AN ADDITION IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED AS DOCUMENT NO. D224222199, O.P.R.T.C.T.

THIS PLAT RECORDED IN DOCUMENT NUMBER_____ DATE_____

BCS
BARTON CHAPA SURVEYING
3601 NE Loop 820, Ste. 108
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

ENGINEER
HKS HARRIS KOCHER SMITH
DENVER • DALLAS/FORT WORTH
451 S. Main Street, Ste. 200
Fort Worth, TX 76104
Contact Kyle McCage
817.769.6279
kmccage@hkseng.com

OWNER/DEVELOPER
MCCARTHY CAPITAL
9555 HARMON RD.
FORT WORTH, TX 76177
CONTACT FRANCIS MCCARTHY
fjmmcarthy@sbcglobal.net
817-657-6453

JOB NO.	2022.012.037
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS	
DATE	SUMMARY

HARMON-HERITAGE ADDITION

FORT WORTH, TEXAS

SHEET:
V01

FINAL PLAT
1 OF 1

\\bcs-fs-01\public\Survey\012 - Harris Kocher Smith\2022\037 - 9555 Harmon Road\Drawings