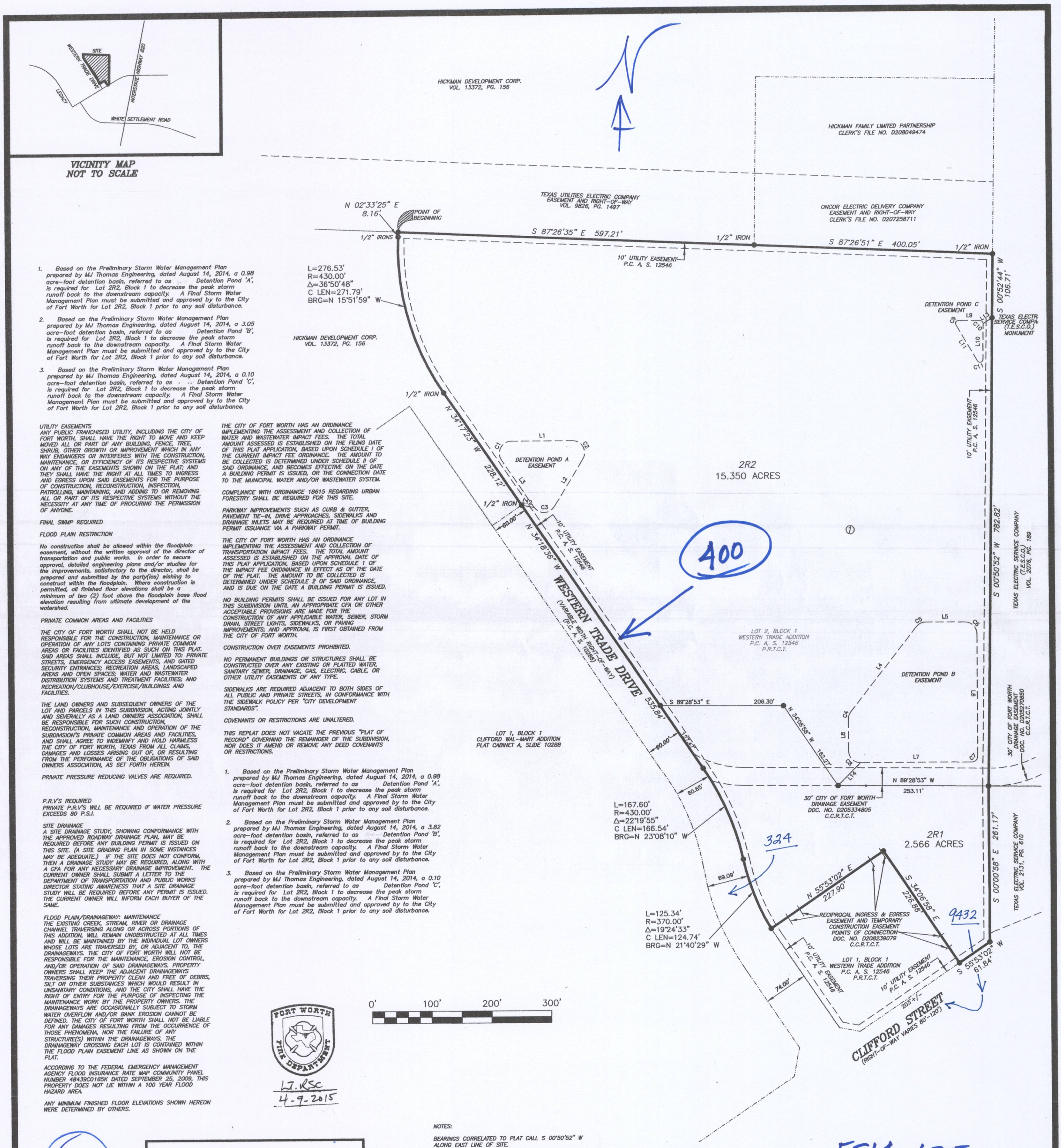


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FORT WORTH FIRE DEPARTMENT
LJ. RSC
4-9-2015

NOTES:

BEARINGS CORRELATED TO PLAT CALL S 00°50'52" W ALONG EAST LINE OF SITE.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ALL CORNERS ARE ½" IRON ROD CAPPED S. MIZELL RPLS 6165 UNLESS OTHERWISE NOTED.

SCALE 1" = 100'

TEXAS GEOSPATIAL
WWW.TXGEO.COM
4918 BEN DAY MURRIN RD.
FT. WORTH, TX 76126
817-441-6199
FAX: 817-441-6805
TBPLS FIRM NO. 10083300

**Fort Worth**

**City Plan Commission**
**City of Fort Worth, Texas**

This plat is valid if recorded within ninety (90) days after date of approval

Plat Approval Date 4/10/2015
By: _____ Chairman
By: _____ Secretary

OWNER/DEVELOPER
HICKMAN FAMILY LIMITED PARTNERSHIP
6777 CAMP BOWIE BLVD. #600
FT. WORTH, TX 76116
817-731-6199

STATE OF TEXAS
REGISTERED
STEPHEN B. MIZELL
6165
PROFESSIONAL
LAND SURVEYOR

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
JUNE 07, 2014
REVISED JUNE 30, 2014
REVISED SEPTEMBER 04, 2014
REVISED JANUARY 22, 2015
REVISED MARCH 12, 2015 (PONDS)
REVISED MARCH 23, 2015 (PONDS)

THIS PLAT FILED DOCUMENT NO. D215072825 DATE 04/10/2015

FS-14-135

SHEET 1 OF 2

12150REPLAT SM/BM

FS14-135

**Final Plat**
**Lot 2R1 and Lot 2R2, Block 1**
**WESTERN TRADE ADDITION,**
**being a replat of**
**Lot 2, Block 1, WESTERN TRADE ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 12546, Plat Records, Tarrant County, Texas.**

FS14-132-1

STATE OF TEXAS }

COUNTY OF TARRANT }

KNOW ALL MEN BY THESE PRESENTS, That The Hickman Family Limited Partnership is the owner of the following described real property to wit:

FIELD NOTES:

17.916 acres being Lot 2, Block 1, WESTERN TRADE ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Plat Cabinet A, Slide 12546, Plat Records, Tarrant County, Texas, being more particularly described as follows:

Beginning at a ½" iron rod, the northwest corner of said Lot 2;

THENCE S 87°26'35" E, 597.21 feet to a ½" iron rod;

THENCE S 87°26'51" E, 400.05 feet to a ½" iron rod in the west line of the tract described in deed to Texas Electric Service Company by deed recorded in Volume 2076, Page 189, Deed Records, Tarrant County, Texas;

THENCE S 00°52'44" W, along the common line of said Lot 2 and Texas Electric Service Company tract, 106.71 feet to a Texas Electric Service Company Monument;

THENCE S 00°50'52" W, along the common line of said Lot 2 and Texas Electric Service Company tract, 782.82 feet to a ½" iron rod capped S. MIZELL RPLS 6165, for the southwest corner of said Texas Electric Service Company tract, for the northwest corner of the tract described in deed to Texas Electric Service Company by deed recorded in Volume 2131, Page 610, Deed Records, Tarrant County, Texas;

THENCE S 00°00'58" E, along the common line of said Lot 2 and Texas Electric Service Company tract (Vol. 2131, Pg. 610), 261.17 feet to a ½" iron rod capped S MIZELL RPLS 6165 in the north line of CLIFFORD STREET (a variable width Right-of-Way);

THENCE S 55°53'02" W, along the common line of said Lot 2 and CLIFFORD STREET, 61.84 feet to a ½" iron rod capped S MIZELL, the west corner of Lot 1, Block 1, said WESTERN TRADE ADDITION;

THENCE N 34°06'58" W, along the common line of said Lot 1 and Lot 2, 226.86 feet to a ½" iron rod capped S MIZELL RPLS 6165, the north corner of said Lot 1;

THENCE S 55°53'02" W, along the common line of said Lot 1 and Lot 2, 227.90 feet to a ½" iron rod capped S MIZELL RPLS 6165, the west corner of said Lot 1, in the east line of WESTERN TRADE DRIVE (a variable width Right-of-Way), at the beginning of a curve to the right whose radius is 370.00 feet and whose long chord bears N 21°40'29" W, 124.74 feet;

THENCE along the common line of said Lot 2 and WESTERN TRADE DRIVE, along said curve, in a northerly direction, through a central angle of 19°24'33", a distance of 125.34 feet to a ½" iron rod capped S MIZELL RPLS 6165 at the end of said curve, at the beginning of a curve to the left whose radius is 430.00 feet and whose long chord bears N 23°08'10" W, 166.54 feet;

THENCE along the common line of said Lot 2 and WESTERN TRADE DRIVE, along said curve, in a northerly direction, through a central angle of 22°19'55", a distance of 167.60 feet to a ½" iron rod capped S MIZELL RPLS 6165 at the end of said curve;

THENCE N 34°18'36" W, along the common line of said Lot 2 and WESTERN TRADE DRIVE, 535.84 feet to a ½" iron rod;

THENCE N 34°17'23" W, along the west line of said Lot 2, 228.12 feet to a ½" iron rod at the beginning of a curve to the right whose radius is 430.00 feet and whose long chord bears N 15°51'59" W, 271.79 feet;

THENCE along the west line of said Lot 2, along said curve, in a northerly direction, through a central angle of 36°50'48", a distance of 276.53 feet to a ½" iron rod at the end of said curve;

THENCE N 02°33'25" E, along the west line of said Lot 2, 8.16 feet to the POINT OF BEGINNING and containing 17.916 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That The Hickman Family Limited Partnership, acting by and through the undersigned, its duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as...

Lot 2R1 and Lot 2R2, Block 1
**WESTERN TRADE ADDITION**

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

EXECUTED this the 7th day of April, 2015

Bradley Hickman
BRADLEY HICKMAN

STATE OF TEXAS }

COUNTY OF TARRANT }

BEFORE ME, the undersigned authority on this day personally appeared Bradley Hickman, known to me to be the person whose name is subscribed to the above and forgoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 7th the day of April, 2015

SANDRA JOHNSON
Notary Public, State of Texas
My Commission Expires
September 14, 2018

Sandra Johnson
Notary Public, Tarrant County, Texas

My Commission Expires 9-14-2018

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DETENTION POND LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 90°00'00" E | 103.32' |
| L2 | S 31°34'55" W | 93.54' |
| L3 | N 34°17'23" W | 96.45' |
| L4 | N 38°01'35" E | 179.41' |
| L5 | N 90°00'00" E | 66.79' |
| L6 | S 00°00'00" E | 204.01' |
| L7 | N 90°00'00" W | 187.31' |
| L8 | N 00°00'00" E | 52.69' |
| L9 | S 89°09'17" E | 36.39' |
| L10 | S 00°50'52" W | 59.92' |
| L11 | N 30°25'29" W | 70.10' |
| L12 | S 79°05'43" E | 21.29' |
| L13 | S 57°09'19" W | 18.03' |
| L14 | N 44°48'37" E | 53.51' |

DETENTION POND CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 20.00' | 43.39' | 35.37' | N 27°51'18" E | 124°17'23" |
| C2 | 20.00' | 42.44' | 34.91' | S 29°12'32" E | 121°34'55" |
| C3 | 20.00' | 39.84' | 33.57' | S 88°38'46" W | 114°07'41" |
| C4 | 20.00' | 13.27' | 13.03' | N 19°00'47" E | 38°01'35" |
| C5 | 20.00' | 18.14' | 17.53' | N 64°00'47" E | 51°58'25" |
| C6 | 20.00' | 31.42' | 28.28' | S 45°00'00" E | 90°00'00" |
| C7 | 10.00' | 15.71' | 14.14' | S 45°00'00" W | 90°00'00" |
| C8 | 20.00' | 31.42' | 28.28' | N 45°00'00" W | 90°00'00" |
| C9 | 5.00' | 10.58' | 8.72' | N 30°12'37" E | 121°16'12" |
| C10 | 5.00' | 7.85' | 7.07' | S 44°09'13" E | 90°00'09" |
| C11 | 5.00' | 12.98' | 9.63' | S 75°12'41" W | 148°43'38" |

FORT WORTH FIRE DEPARTMENT
LT. RSC
4-9-2015

NOTES:

BEARINGS CORRELATED TO PLAT CALL S 00°50'52" W ALONG EAST LINE OF SITE.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ALL CORNERS ARE ½" IRON ROD CAPPED S. MIZELL RPLS 6165 UNLESS OTHERWISE NOTED.

**Fort Worth**

**City Plan Commission**
**City of Fort Worth, Texas**

This plat is valid if recorded within ninety (90) days after date of approval

Plat Approval Date 4/10/2015

By: _____ Chairman

By: _____ Secretary

W E S

SCALE 1" = 100'


TEXAS GEOSPATIAL
WWW.TXGEO.COM
4918 BEN DAY MURRIN RD.
FT. WORTH, TX 76126
817-441-6199
FAX: 817-441-6805
TBPLS FIRM NO. 10083300



OWNER/DEVELOPER
HICKMAN FAMILY LIMITED PARTNERSHIP
6777 CAMP BOWIE BLVD. #600
FT. WORTH, TX 76116
817-731-6199


STATE OF TEXAS REGISTERED STEPHEN B. MIZELL 6165 PROFESSIONAL LAND SURVEYOR

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
JUNE 07, 2014
REVISED JUNE 30, 2014
REVISED SEPTEMBER 04, 2014
REVISED JANUARY 22, 2015
REVISED MARCH 12, 2015 (PONDS)
REVISED MARCH 23, 2015 (PONDS)

**Final Plat**
**Lot 2R1 and Lot 2R2, Block 1**
**WESTERN TRADE ADDITION,**
**being a replat of**
**Lot 2, Block 1, WESTERN TRADE ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 12546, Plat Records, Tarrant County, Texas.**

THIS PLAT FILED DOCUMENT NO. D215072825 DATE 04/10/2015



FS-14-135

12150REPLAT SM/BM

214-132-5