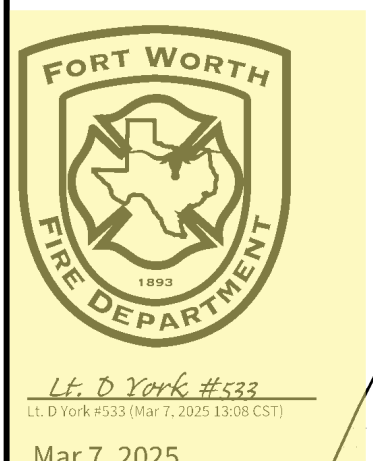


**Sheet Index**

No.	Description
1	Overall plat
2	Details; Curve table
3	Details
4	Details; Line table
5	Certificates



**ABBREVIATION LEGEND**

ABBR.	DEFINITION
CC #	County Clerk's Instrument No.
O.P.R.T.C.T.	Official Public Records, Tarrant County, Texas
CIRF	Iron rod found with cap (as noted)
CIRS	Iron rod set w/cap stamped "W.A.I. 5714"
CM	Controlling Monument
IRF	Iron rod found
MAG	Mag-nail with washer stamped "W.A.I. 5714"
MP	Metal post
PKF	PK nail found
PKS	PK nail set
WP	Wood post
XCF	"X" cut in concrete found
XCS	"X" cut in concrete set
P.O.S.E.	Public Open Space Easement

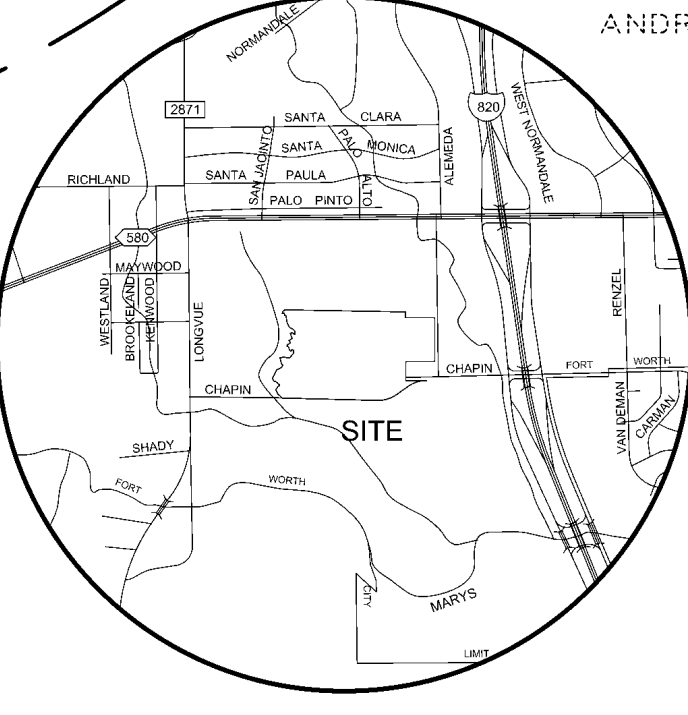
**FLOOD NOTE**  
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0280K, dated September 25, 2009, this property is within Flood Zones AE, X, X (shaded) and A. Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height. Zone X - Areas determined to be outside the 0.2% annual chance floodplain. Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. This flood statement does not imply that the property and/or the structure 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 or natural causes. This flood statement shall not create liability on the part of the surveyor.

# FP-22-079

**OWNER**  
 West Worth Owner LLC  
 3625 N. Hall Street, Suite 1280  
 Dallas, Texas 75219  
 Contact: James Curtis Hefner (Manager)  
 (214) 476-0484

**SURVEYOR/ENGINEER**  
 Winkelmann & Associates  
 6750 Hillcrest Plaza Drive, Suite 215  
 Dallas, Texas 75243  
 (972) 490-7090

**DEVELOPER**  
 West Worth Owner LLC  
 3625 N. Hall Street, Suite 1280  
 Dallas, Texas 75219  
 Contact: James Curtis Hefner (Manager)  
 (214) 476-0484



**FINAL PLAT**  
**WEST WORTH COMMERCE CENTER**  
 LOTS 1-4, BLOCK A  
 71.714 ACRES OUT OF THE L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256, AND THE J.F. ELLIOTT SURVEY, ABSTRACT NO. 493  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 PRELIM. PLAT CASE #: FP-22-005, FINAL PLAT CASE #: FP-22-079



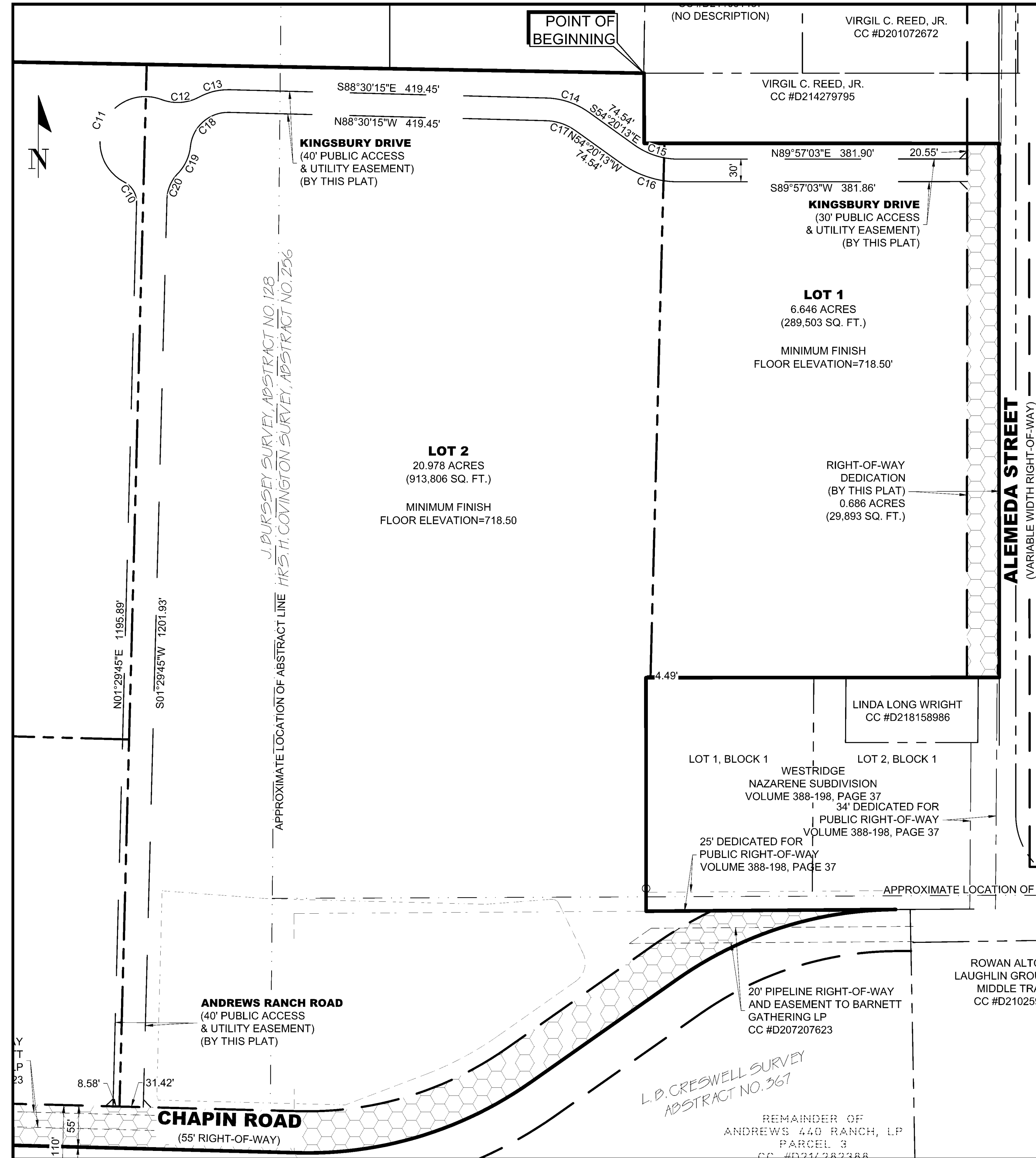
L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256 AND THE J. F. ELLIOTT SURVEY, ABSTRACT NO. 493  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**FINAL PLAT**  
**WEST WORTH COMMERCE CENTER**  
 71.714 ACRES

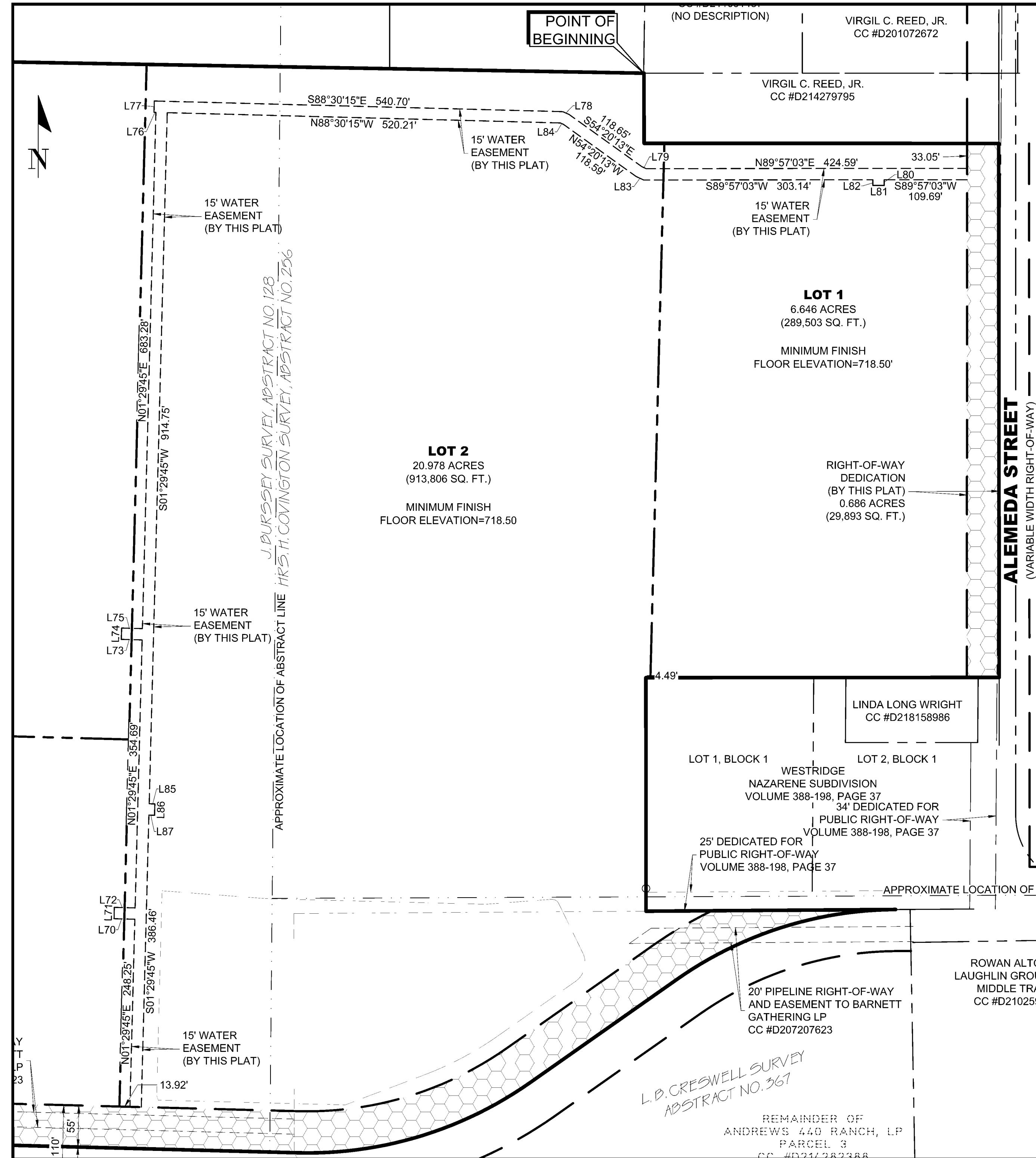
Date: 01.29.21
Scale: 1" = 100'
File: 78702-FPLT-North
Project No.: 78702
<b>SHEET</b>
<b>1</b>
<b>5</b>







**DETAIL "C"**  
(PUBLIC ACCESS & UTILITY EASEMENT)  
SCALE = 1" = 100'



**DETAIL "D"**  
(WATER EASEMENT)  
SCALE = 1" = 100'

**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0280K, dated September 25, 2009, this property is within Flood Zones AE, X, X (shaded) and A.

Zone A - Special Flood Hazard Area, base flood elevation determined.

Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property and/or the structure 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 or natural causes. This flood statement shall not create liability on the part of the surveyor.

**ABBREVIATION LEGEND**

ABBR.	DEFINITION
CC #	County Clerk's Instrument No.
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P.O.S.E.	Public Open Space Easement



L.L. D. York #532  
L.L. D. York #532 (Mar 7, 2025 13:08 CST)

Mar 7, 2025

**OWNER**  
West Worth Owner LLC  
3625 N. Hall Street, Suite 1280  
Dallas, Texas 75219  
Contact: James Curtis Hefner (Manager) (214) 476-0484

**SURVEYOR/ENGINEER**  
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6750 Hillcrest Plaza Drive, Suite 215  
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(972) 490-7090

**DEVELOPER**  
West Worth Owner LLC  
3625 N. Hall Street, Suite 1280  
Dallas, Texas 75219  
Contact: James Curtis Hefner (Manager) (214) 476-0484

**WEST WORTH COMMERCE CENTER**  
LOTS 1-4, BLOCK A

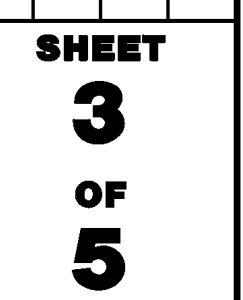
71.714 ACRES OUT OF THE L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256, AND THE J.F. ELLIOTT SURVEY, ABSTRACT NO. 493  
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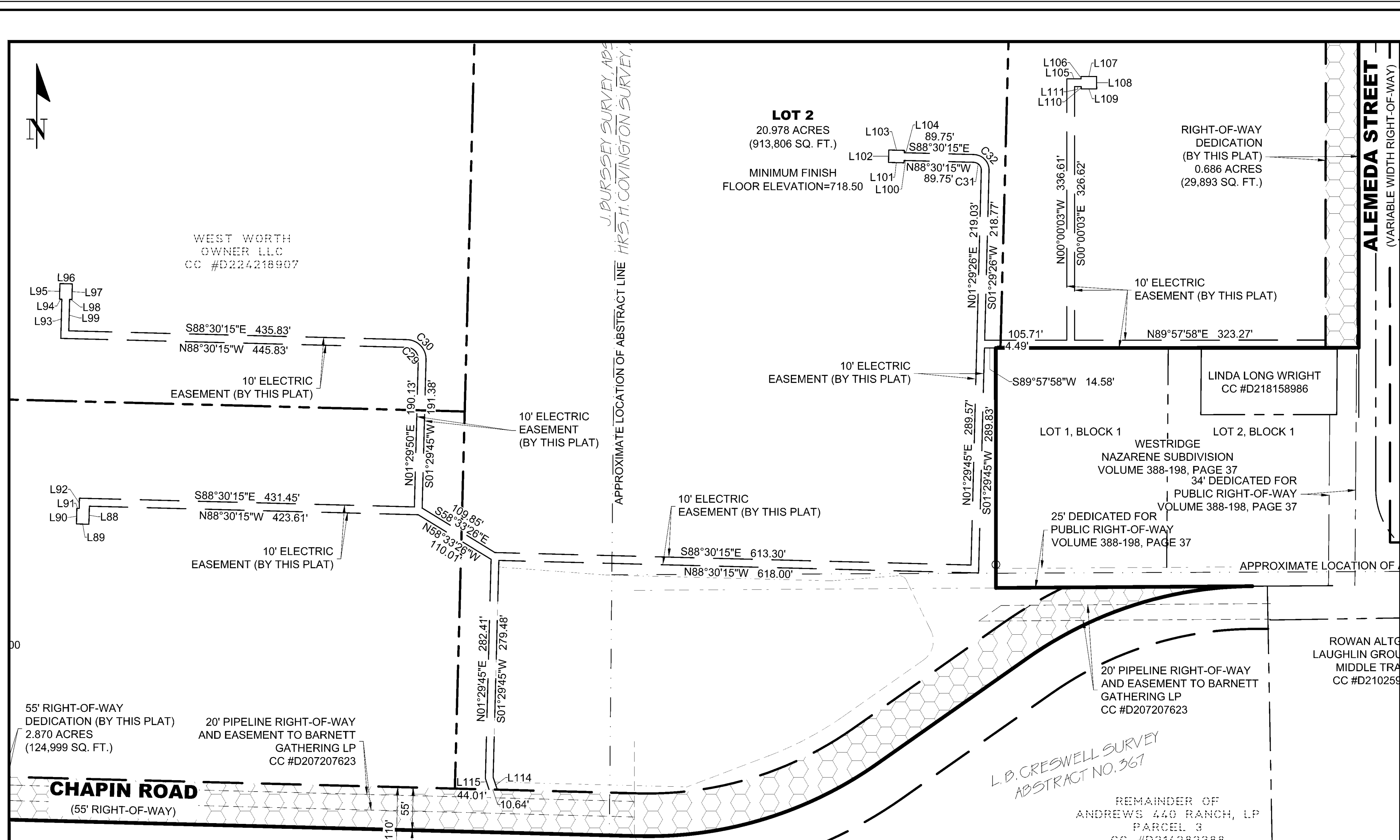


**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75243  
Texas Engineers Registration No. 89 0779 480-7090 FAX  
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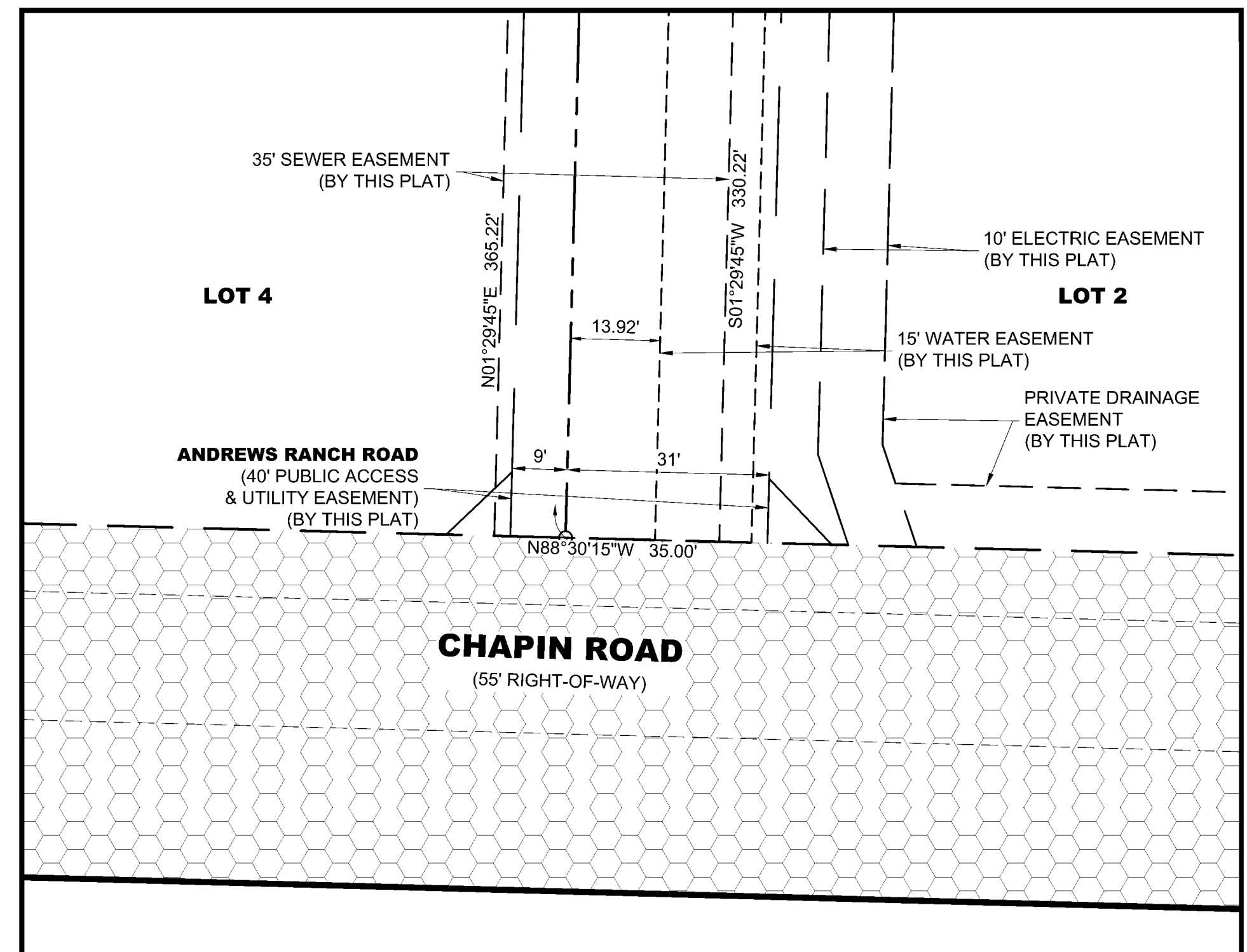
**FINAL PLAT**  
**WEST WORTH COMMERCE CENTER**  
71.714 ACRES

Date: 01.29.21
Scale: AS SHOWN
File: 78702-FPLT-North
Project No.: 78702

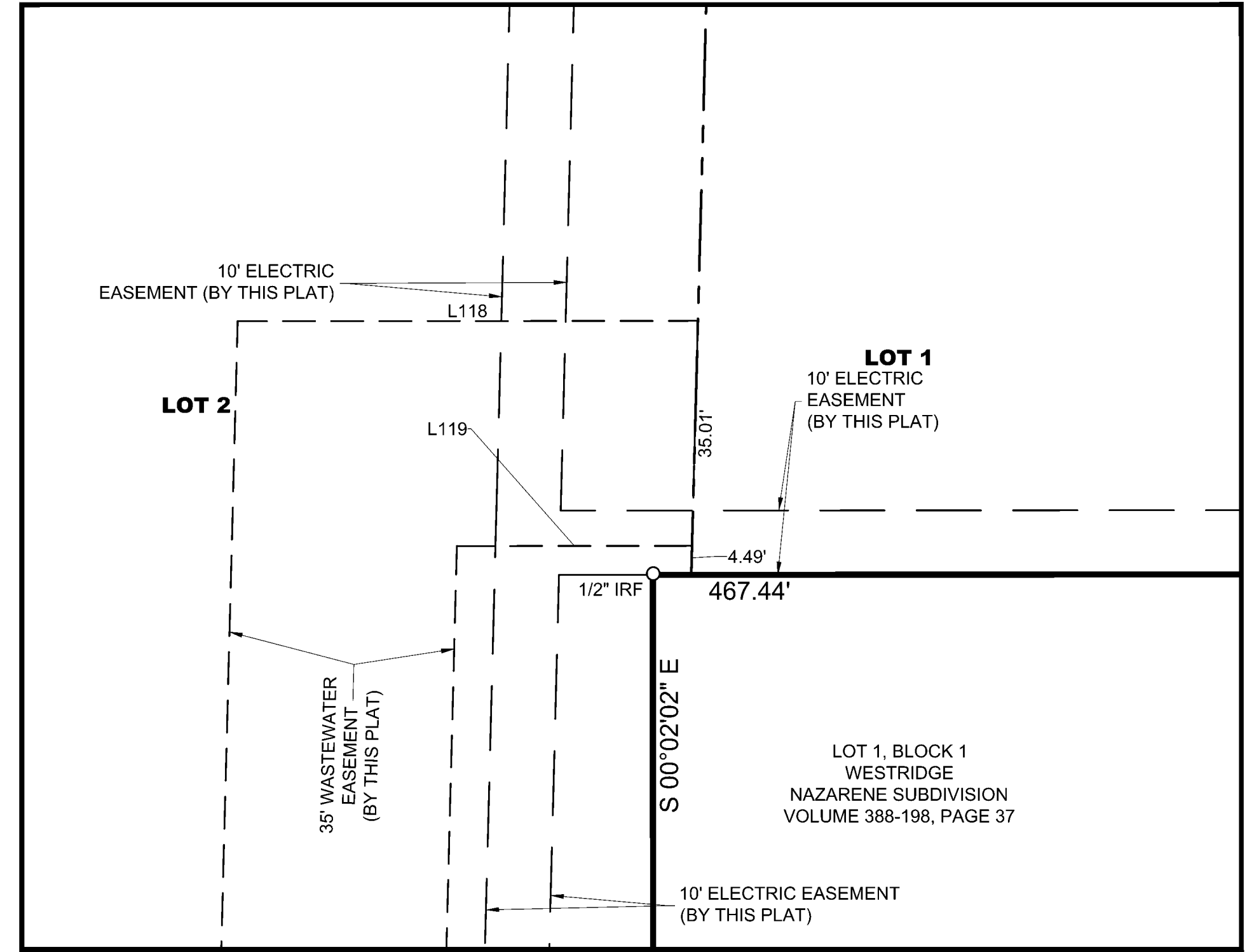




**DETAIL "E"**  
(ELECTRIC EASEMENT)  
SCALE = 1" = 100'



**DETAIL "F"**  
(EASEMENT DETAILS)  
SCALE = 1" = 20'



**DETAIL "G"**  
(EASEMENT DETAILS)  
SCALE = 1" = 20'

LINE #	BEARING	DISTANCE
L1	S00°08'51"E	92.81'
L2	N48°28'26"W	96.72'
L3	N24°36'10"W	50.39'
L4	N24°31'26"W	20.05'
L5	N08°35'22"W	10.72'
L6	N34°28'01"E	44.56'
L7	N46°06'26"E	48.90'
L8	N48°29'43"W	78.88'
L9	N73°04'29"W	38.88'
L10	N27°08'56"W	52.57'
L11	N30°53'23"E	79.47'
L12	N25°46'11"E	75.29'
L13	N64°49'27"E	86.34'
L14	N22°49'27"E	39.39'
L15	N35°49'46"W	31.19'
L16	N13°41'48"W	43.43'
L17	N18°30'18"W	52.35'
L18	N74°34'18"E	63.04'
L19	S79°11'46"E	96.89'
L20	N39°55'19"E	107.99'
L21	N02°10'20"W	39.31'
L22	N55°15'27"W	30.97'

LINE #	BEARING	DISTANCE
L23	S32°36'58"W	35.40'
L24	N54°48'57"W	18.33'
L25	N23°33'37"W	59.95'
L26	N48°57'52"W	32.84'
L27	N23°22'56"E	22.97'
L28	N59°55'47"E	58.46'
L29	N37°34'57"W	43.01'
L30	N52°05'34"E	61.50'
L31	N19°32'25"W	85.83'
L32	N75°48'45"E	37.63'
L33	S48°54'22"E	51.20'
L34	N02°01'20"W	57.29'
L35	N41°48'45"W	33.63'
L36	N58°01'31"W	74.60'
L37	N25°42'53"W	99.62'
L38	N08°14'03"W	70.62'
L39	N27°22'42"E	7.98'
L40	N14°35'14"W	18.61'
L41	N81°36'07"W	20.07'
L42	N12°41'56"W	35.82'
L43	S86°48'08"W	34.95'
L44	N14°07'55"E	32.10'

LINE #	BEARING	DISTANCE
L45	N43°07'56"E	13.82'
L46	N69°04'41"E	19.54'
L47	N25°07'48"E	10.65'
L48	N01°00'41"E	2.30'
L49	S10°19'23"W	11.16'
L50	S34°12'26"E	30.15'
L51	S51°30'57"E	121.56'
L52	S56°38'10"E	105.84'
L53	S15°58'16"E	93.03'
L54	S14°56'19"W	147.05'
L55	S18°22'17"W	78.79'
L56	S40°01'13"W	90.33'
L57	S43°21'40"W	70.60'
L58	S55°46'27"W	56.07'
L59	S21°07'16"W	89.55'
L60	S11°43'24"W	113.04'
L61	S07°00'41"W	146.87'
L62	S36°53'44"W	26.10'
L63	S16°50'14"E	79.09'
L64	S22°50'07"E	125.88'
L65	S10°37'45"E	150.87'
L66	S08°01'41"E	49.92'

LINE #	BEARING	DISTANCE
L67	S22°59'35"E	38.40'
L68	S37°52'02"E	15.29'
L69	N89°36'13"E	35.16'
L70	N88°30'15"W	27.50'
L71	N01°29'45"E	15.00'
L72	S88°30'15"E	27.50'
L73	N88°30'15"W	27.50'
L74	N01°29'45"E	15.00'
L75	S88°30'15"E	27.50'
L76	N88°30'15"W	2.50'
L77	N01°29'45"E	15.00'
L78	S66°00'15"E	8.95'
L79	S65°35'13"E	6.27'
L80	S00°02'57"E	7.50'
L81	S89°57'03"W	15.00'
L82	N00°02'57"W	7.50'
L83	N65°35'13"W	10.99'
L84	N66°00'15"W	4.43'
L85	S88°30'15"E	7.50'
L86	S01°29'45"W	15.00'
L87	N88°30'15"W	7.50'
L88	S01°29'45"W	23.30'

LINE #	BEARING	DISTANCE
L89	N88°30'15"W	16.00'
L90	N01°29'45"E	20.00'
L91	S88°30'15"E	3.00'
L92	N01°29'45"E	13.30'
L93	N01°29'45"E	50.50'
L94	N88°30'04"W	3.00'
L95	N01°29'45"E	20.00'
L96	S88°30'15"E	16.00'
L97	S01°29'45"W	20.00'
L98	N88°30'04"W	3.00'
L99	S01°29'45"W	40.50'
L100	S01°29'45"W	3.00'
L101	N88°30'15"W	20.00'
L102	N01°29'45"E	16.00'
L103	S88°30'15"E	20.00'
L104	S01°29'45"W	3.00'
L105	N89°57'03"E	18.48'
L106	N00°02'57"W	3.00'
L107	N89°57'03"E	20.00'
L108	S00°02'57"E	16.00'
L109	S89°57'03"W	20.00'
L110	N00°02'57"W	3.00'

LINE #	BEARING	DISTANCE
L111	S89°57'03"W	8.49'
L112	N01°29'45"E	257.97'
L113	S01°29'45"W	258.90'
L114	S18°30'15"E	16.75'
L115	S18°30'15"E	14.87'
L118	N89°57'03"E	71.59'
L119	S89°57'03"W	36.58'



**ABBREVIATION LEGEND**

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**OWNER**  
West Worth Owner LLC  
3625 N. Hall Street, Suite 1280  
Dallas, Texas 75219  
Contact: James Curtis Hefner (Manager)  
(214) 476-0484

**SURVEYOR/ENGINEER**  
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**WEST WORTH COMMERCE CENTER**  
LOTS 1-4, BLOCK A  
71.714 ACRES OUT OF THE L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256, AND THE J.F. ELLIOTT SURVEY, ABSTRACT NO. 493  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
PRELIM. PLAT CASE #: PP-22-005, FINAL PLAT CASE #: FP-22-079



L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256 AND THE J. F. ELLIOTT SURVEY, ABSTRACT NO. 493  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**FINAL PLAT**  
**WEST WORTH COMMERCE CENTER**  
71.714 ACRES

Date: 01.29.21  
Scale: AS SHOWN  
File: 78702-FPLT-North  
Project No.: 78702

**SHEET**  
**4**  
**9**



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, We, West Worth Owner LLC, are the sole owner of a tract of land situated in the L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSEY SURVEY, ABSTRACT NO. 128, HRS. H. COVINGTON SURVEY, ABSTRACT NO. 256 and the J. F. ELLIOTT SURVEY, ABSTRACT NO. 493, in the City of Fort Worth, Tarrant County, Texas, being all of a tract of land described in deed to West Worth Owner LLC as recorded in County Clerk's Instrument No. D224218907, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the most Southerly Southeast corner of Lot 1R, Block 3, Marco Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. D22007205, Official Public Records, Tarrant County, Texas, said point being on the West line of a tract of land described in deed to Virgil Chapin "Chap" Reed, Jr. as recorded in County Clerk's Instrument No. D211091437, Official Public Records, Tarrant County, Texas, and being the Northwest corner of a tract of land described in deed to Virgil C. Reed, Jr. as recorded in County Clerk's Instrument No. D214279795, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 08 minutes 51 seconds East, and along the West line of said Virgil C. Reed, Jr. tract, a distance of 92.81 feet to a mag-nail with red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of said Virgil C. Reed, Jr. tract;

THENCE South 89 degrees 59 minutes 25 seconds East, along the South line of said Virgil C. Reed, Jr. tract, a distance of 469.18 feet to a mag-nail with metal disk stamped "W.A.I. 5714" set for corner on the approximate centerline of Almeda Street, a variable width right-of-way;

THENCE South 00 degrees 02 minutes 57 seconds East, along the approximate centerline of said Almeda Street and the East line of said West Worth Owner LLC tract, a distance of 706.63 feet to a mag-nail found for corner;

THENCE South 89 degrees 57 minutes 58 seconds West, departing the approximate centerline of said Almeda Street, a distance of 467.44 feet to a 1/2-inch iron rod found for the Northwest corner of Lot 1, Block 1, Westridge Nazarene Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 368-198, Page 37, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 02 minutes 02 seconds East, along the West line of said Lot 1, Block 1, a distance of 309.00 feet to a mag-nail found for the Southwest corner of said Westridge Nazarene Subdivision on the approximate centerline of Chapin Road (no width specified);

THENCE North 89 degrees 36 minutes 59 seconds East, along the approximate centerline of said Chapin Road, a distance of 330.27 feet to a point for corner situated in the proposed centerline of Chapin Road, said point being the beginning of a non-tangent curve to the left having a radius of 507.63 feet, a central angle of 34 degrees 53 minutes 57 seconds, a chord bearing of South 72 degrees 15 minutes 01 seconds West, and a chord length of 304.44 feet;

THENCE along said proposed centerline of Chapin Road, the following courses and distances:

Along said non-tangent curve to the left, an arc distance of 309.20 feet to a point for corner;
South 54 degrees 53 minutes 04 seconds West, a distance of 236.83 feet to a point for corner, said point being the beginning of a curve to the right having a radius of 510.87 feet, a central angle of 36 degrees 36 minutes 41 seconds, a chord bearing of South 73 degrees 11 minutes 24 seconds West, and a chord length of 320.91 feet;

Along said curve to the right, an arc distance of 326.44 feet to a point for corner;

North 88 degrees 30 minutes 15 seconds West, along the approximate centerline of said Chapin Road and the North line of said JPMorgan Chase Bank tract, a distance of 607.07 feet to a mag-nail found for the most Southerly Southwest corner of said West Worth Owner LLC tract on the approximate centerline of a creek designated as "Stream MSC-2A" per Federal Emergency Management Agency Flood Insurance Rate Map, Panel 280, Map Number 48439C0280K, revised September 25, 2009;

THENCE North 88 degrees 30 minutes 15 seconds West, along the approximate centerline of said Chapin Road and the North line of said JPMorgan Chase Bank tract, a distance of 607.07 feet to a mag-nail found for the most Southerly Southwest corner of said West Worth Owner LLC tract on the approximate centerline of a creek designated as "Stream MSC-2A" per Federal Emergency Management Agency Flood Insurance Rate Map, Panel 280, Map Number 48439C0280K, revised September 25, 2009;

THENCE departing the approximate centerline of said Chapin Road, along the approximate centerline of said creek, the following courses and distances:

- North 48 degrees 28 minutes 26 seconds West, a distance of 96.72 feet to a point for corner;
North 24 degrees 36 minutes 10 seconds West, a distance of 50.39 feet to a point for corner;
North 24 degrees 31 minutes 26 seconds West, a distance of 20.05 feet to a point for corner;
North 08 degrees 35 minutes 22 seconds West, a distance of 10.72 feet to a point for corner;
North 34 degrees 28 minutes 01 seconds East, a distance of 44.56 feet to a point for corner;
North 46 degrees 06 minutes 26 seconds East, a distance of 48.90 feet to a point for corner;
North 48 degrees 29 minutes 43 seconds West, a distance of 78.88 feet to a point for corner;
North 73 degrees 04 minutes 29 seconds West, a distance of 38.88 feet to a point for corner;
North 27 degrees 08 minutes 56 seconds West, a distance of 52.57 feet to a point for corner;
North 30 degrees 53 minutes 23 seconds East, a distance of 79.47 feet to a point for corner;
North 25 degrees 46 minutes 11 seconds East, a distance of 75.29 feet to a point for corner;
North 64 degrees 49 minutes 27 seconds East, a distance of 86.34 feet to a point for corner;
North 22 degrees 49 minutes 27 seconds East, a distance of 39.39 feet to a point for corner;
North 35 degrees 49 minutes 46 seconds West, a distance of 31.19 feet to a point for corner;
North 13 degrees 41 minutes 48 seconds West, a distance of 43.43 feet to a point for corner;
North 18 degrees 30 minutes 18 seconds West, a distance of 52.35 feet to a point for corner;
North 74 degrees 34 minutes 18 seconds East, a distance of 63.04 feet to a point for corner;
South 79 degrees 11 minutes 46 seconds East, a distance of 96.89 feet to a point for corner;
North 39 degrees 55 minutes 19 seconds East, a distance of 107.99 feet to a point for corner;
North 02 degrees 10 minutes 20 seconds West, a distance of 39.31 feet to a point for corner;
North 55 degrees 15 minutes 27 seconds West, a distance of 30.97 feet to a point for corner;
South 32 degrees 36 minutes 58 seconds West, a distance of 35.40 feet to a point for corner;
North 54 degrees 48 minutes 57 seconds West, a distance of 18.33 feet to a point for corner;
North 23 degrees 33 minutes 37 seconds West, a distance of 59.95 feet to a point for corner;
North 48 degrees 57 minutes 52 seconds West, a distance of 32.84 feet to a point for corner;

- North 23 degrees 22 minutes 56 seconds East, a distance of 22.97 feet to a point for corner;
North 59 degrees 55 minutes 47 seconds East, a distance of 58.46 feet to a point for corner;
North 37 degrees 34 minutes 57 seconds West, a distance of 43.01 feet to a point for corner;
North 52 degrees 05 minutes 34 seconds East, a distance of 61.50 feet to a point for corner;
North 19 degrees 32 minutes 25 seconds West, a distance of 85.83 feet to a point for corner;
North 75 degrees 48 minutes 45 seconds East, a distance of 37.63 feet to a point for corner;
South 48 degrees 54 minutes 22 seconds East, a distance of 51.20 feet to a point for corner;
North 02 degrees 01 minutes 20 seconds West, a distance of 57.29 feet to a point for corner;
North 41 degrees 48 minutes 45 seconds West, a distance of 33.63 feet to a point for corner;
North 58 degrees 01 minutes 31 seconds West, a distance of 74.60 feet to a point for corner;
North 25 degrees 42 minutes 53 seconds West, a distance of 99.62 feet to a point for corner;
North 08 degrees 14 minutes 03 seconds West, a distance of 70.62 feet to a point for corner;
North 27 degrees 22 minutes 42 seconds East, a distance of 7.98 feet to a point for corner;
North 14 degrees 35 minutes 14 seconds West, a distance of 18.61 feet to a point for corner;
North 81 degrees 36 minutes 07 seconds West, a distance of 20.07 feet to a point for corner;
North 12 degrees 41 minutes 56 seconds West, a distance of 35.82 feet to a point for corner;
South 86 degrees 48 minutes 08 seconds West, a distance of 34.95 feet to a point for corner;
North 14 degrees 07 minutes 55 seconds East, a distance of 32.10 feet to a point for corner;
North 43 degrees 07 minutes 56 seconds East, a distance of 13.82 feet to a point for corner;
North 69 degrees 04 minutes 41 seconds East, a distance of 19.54 feet to a point for corner;
North 25 degrees 07 minutes 48 seconds East, a distance of 10.65 feet to a point for corner;

North 01 degrees 00 minutes 41 seconds East, a distance of 2.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of said West Worth Owner LLC tract on the South line of a tract of land described in deed to Havener Rupert Limited Partnership as recorded in County Clerk's Instrument No. D199257059, Official Public Records, Tarrant County, Texas;

THENCE South 88 degrees 59 minutes 19 seconds East, along the Westerly North line of said West Worth Owner LLC tract and the South line of said Havener Rupert Limited Partnership tract, passing the Southeast corner of said Havener Rupert Limited Partnership tract and the Southwest corner of said Lot 3, Block 3, at a distance of 36.88 feet, along the South line of said Lot 3, Block 3, an additional distance of 1,914.97 feet, a total distance of 1,951.83 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 71.714 acres or 3,123,861 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of January, 2025, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNERS DEDICATION
STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT West Worth Owner LLC, acting herein by and through its duly authorized officers, does hereby adopt this Record Plat designating the hereinabove described property as WEST WORTH COMMERCE CENTER, Lots 1-4, Block A, and does hereby dedicate to the public use forever, the rights-of-way and easements shown hereon.

WITNESS, my hand, this the 28th day of FEBRUARY, 2025.

OWNER:
BY: West Worth Owner LLC
James Curtis Hefner - Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared James Curtis Hefner, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28th day of February, 2025.

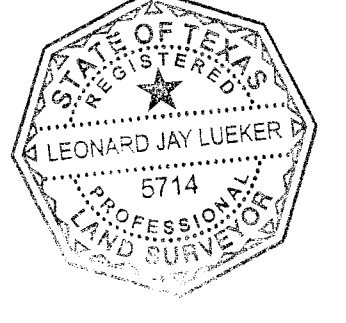
Notary Public, State of Texas
CYNTHIA FLORES
Notary ID #13459824
My Commission Expires October 10, 2027

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual on the ground survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Fort Worth, Texas.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230 Phone: (972) 490-7090



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of March, 2025.

Notary Public, State of Texas
CYNTHIA FLORES
Notary ID #13459824
My Commission Expires October 10, 2027

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 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.

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, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. 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.

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.

SURVEYOR/ENGINEER
Winkelmann & Associates
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75243
(972) 490-7090
DEVELOPER/OWNER
West Worth Owner LLC
3625 N. Hall Street, Suite 1280
Dallas, Texas 75219
Contact: James Curtis Hefner (Manager)
(214) 476-0484

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:
By: Den Eberlein, Chairman
By: [Signature], Secretary

P.R.V. (PRESSURE REDUCING VALVE) NOTE

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

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.

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.

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'.

PUBLIC OPEN SPACE EASEMENTS

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, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

PRIVATE COMMON AREA 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.

FORT WORTH FIRE DEPARTMENT
Lt. D. York HESS
Mar 7, 2025

FINAL PLAT
WEST WORTH COMMERCE CENTER
LOTS 1-4, BLOCK A
71.714 ACRES OUT OF THE L. B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256, AND THE J.F. ELLIOTT SURVEY, ABSTRACT NO. 493
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
PRELIM. PLAT CASE #: PP-22-005, FINAL PLAT CASE #: FP-22-079

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
5025 MILLER PARKWAY, SUITE 215
DALLAS, TEXAS 75243
PHONE: (972) 490-7090
FAX: (972) 490-7099
TARRANT COUNTY INSTRUMENT NO. D225039351
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L.B. CRESWELL SURVEY, ABSTRACT NO. 367, J. BURSSEY SURVEY, ABSTRACT NO. 128, HAYSCOVINGTON SURVEY, ABSTRACT NO. 256 AND THE J. F. ELLIOTT SURVEY, ABSTRACT NO. 493
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FINAL PLAT
WEST WORTH COMMERCE CENTER
71.714 ACRES

Date: 01.29.21
Scale: N/A
File: 78702-FPLT-North
Project No.: 78702
SHEET 5 of 5