

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	2732.79'	40.85'	0°51'23"	40.85'	N 77°35'37" E

Course	Bearing	Distance
L1	N 00°45'28" W	98.47'
L2	N 89°12'50" E	51.11'
L3	S 48°56'16" E	97.79'
L4	S 00°33'42" E	33.23'
L5	N 89°58'27" W	4.17'
L6	N 01°02'28" W	16.90'
L7	N 89°12'50" E	30.00'
L8	S 01°02'28" E	16.96'
L9	S 89°13'00" W	25.83'
L10	S 89°13'00" W	23.15'
L11	S 89°13'00" W	44.97'
L12	N 48°56'16" W	11.95'
L13	N 89°12'50" E	44.97'
L14	S 48°56'16" E	11.96'
L15	S 44°16'08" W	27.41'
L16	S 00°45'06" E	33.16'
L17	S 89°12'50" W	15.00'
L18	N 00°45'06" W	39.39'
L19	N 44°16'08" E	32.35'
L20	N 00°43'52" W	59.26'
L21	S 00°43'52" E	49.00'
L22	S 89°13'00" W	61.03'

DEVELOPMENT YIELD: Gross Site Area (Acreage): 5.215 Total Number Lots: 2
 Residential Lots: Number 0 Total Number Dwelling Units: 0
 Acreage: Single Family Detached 0 Single Family Attached 0 Two Family 0 Multifamily 0
 Non-Residential Lots: 0 Zoning: T5 AND T54
 Acreage: Commercial Lots 5.215 Industrial lots 0 Open Space Lots 0 Right-Of-Way 0

OWNER:
HEMERY LIMITED LIABILITY COMPANY
 P.O. BOX 121989, FORT WORTH, TX 76121
 PHONE: 817-239-1717

SURVEYOR:
BRITAIN & CRAWFORD
 LAND SURVEYING & TOPOGRAPHIC MAPPING
 TEL (817) 926-0211
 FAX (817) 926-9347
 P.O. BOX 11374 • 3908 SOUTH FREEWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@britain-crawford.com
 WEBSITE: www.britain-crawford.com
 FIRM CERTIFICATION# 1019000

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, **HEMERY LIMITED LIABILITY COMPANY**, AND THE **VICKERY VILLAGE DEVELOPMENT, LLC** ARE THE SOLE OWNERS OF 5.215 ACRES OF LAND SITUATED IN THE **SARAH GRAY JENNINGS SURVEY, ABSTRACT NO. 844**, FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THEIR RESPECTIVE DEEDS RECORDED IN COUNTY CLERK'S FILE NOS. D215137690 AND DXXXXXXX, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, ALONG WITH TWO TRACTS OF LAND OUT OF WEST VICKERY BOULEVARD VACATED BY CITY ORDINANCE NO. _____ AND CITY ORDINANCE NO. _____

LEGAL DESCRIPTION

BEING 5.215 ACRES OF LAND BEING COMPRISED OF ALL OF LOT 1, BLOCK 1, JENNINGS NORTH ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 484, AND ALL OF LOT 1, BLOCK 2, HEMPHILL LAMAR ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NO. D216055664, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, ALONG WITH TWO PORTIONS OF W. VICKERY BOULEVARD VACATED BY CITY ORDINANCE NO. _____ AND CITY ORDINANCE NO. _____ SAID 5.215 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT IN CONCRETE SET AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, HEMPHILL LAMAR ADDITION; AND SAID POINT LYING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF HEMPHILL STREET (A 120 FOOT WIDE PUBLIC RIGHT-OF-WAY); AND SAID POINT OF BEGINNING ALSO LYING AT THE BEGINNING OF A CURVE TO THE RIGHT:

- THENCE SOUTHEASTERLY 263.61 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 512.96 FEET, A CENTRAL ANGLE OF 29°26'38" AND A CHORD BEARING S 13°06'14" E, 260.72', TO AN "X" CUT IN CONCRETE SET AT THE END OF SAID CURVE, AND SAID POINT LYING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET WITH THE NEW NORTH RIGHT-OF-WAY LINE OF W. VICKERY BOULEVARD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);
- THENCE ALONG THE NEW NORTH RIGHT-OF-WAY LINE OF SAID W. VICKERY BOULEVARD, AS FOLLOWS:
- S 89°13'00" W 900.98 FEET, TO AN "X" CUT IN CONCRETE SET;
 - N 89°58'27" W 367.35 FEET, TO AN "X" CUT IN CONCRETE SET;
 - N 00°47'10" W 11.75 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, JENNINGS NORTH ADDITION; AND SAID POINT LYING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID W. VICKERY BOULEVARD WITH THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID INTERSTATE HIGHWAY NO. 30;

THENCE ALONG THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 1, JENNINGS NORTH ADDITION AND THE NORTH BOUNDARY LINE OF SAID LOT 1, BLOCK 2, HEMPHILL LAMAR ADDITION AND THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 30, AS FOLLOWS:

- N 69°20'08" E 223.16', TO A TACK IN A PLUG FOUND LYING AT THE BEGINNING OF A CURVE TO THE RIGHT;
- NORTHEASTERLY 1021.73 FEET, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2732.79 FEET, A CENTRAL ANGLE OF 21°25'16", AND A CHORD BEARING N 80°02'48" E, 1015.79 FEET, TO THE POINT OF BEGINNING CONTAINING 5.215 ACRES (221,144 SQUARE FEET) OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT **HEMERY LIMITED LIABILITY COMPANY** AND **VICKERY VILLAGE DEVELOPMENT, LLC**, DO HEREBY DESIGNATE THE FOREGOING PROPERTY AS **LOTS 1R AND 2R, BLOCK 1, JENNINGS NORTH ADDITION**, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE, THE RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS AT FORT WORTH, TARRANT COUNTY, TEXAS, THIS THE ____ DAY OF _____, 2023.

HEMERY LIMITED LIABILITY COMPANY **VICKERY VILLAGE DEVELOPMENT, LLC**

BY: **GARY HAVENER** **BY:**
 STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **GARY HAVENER**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

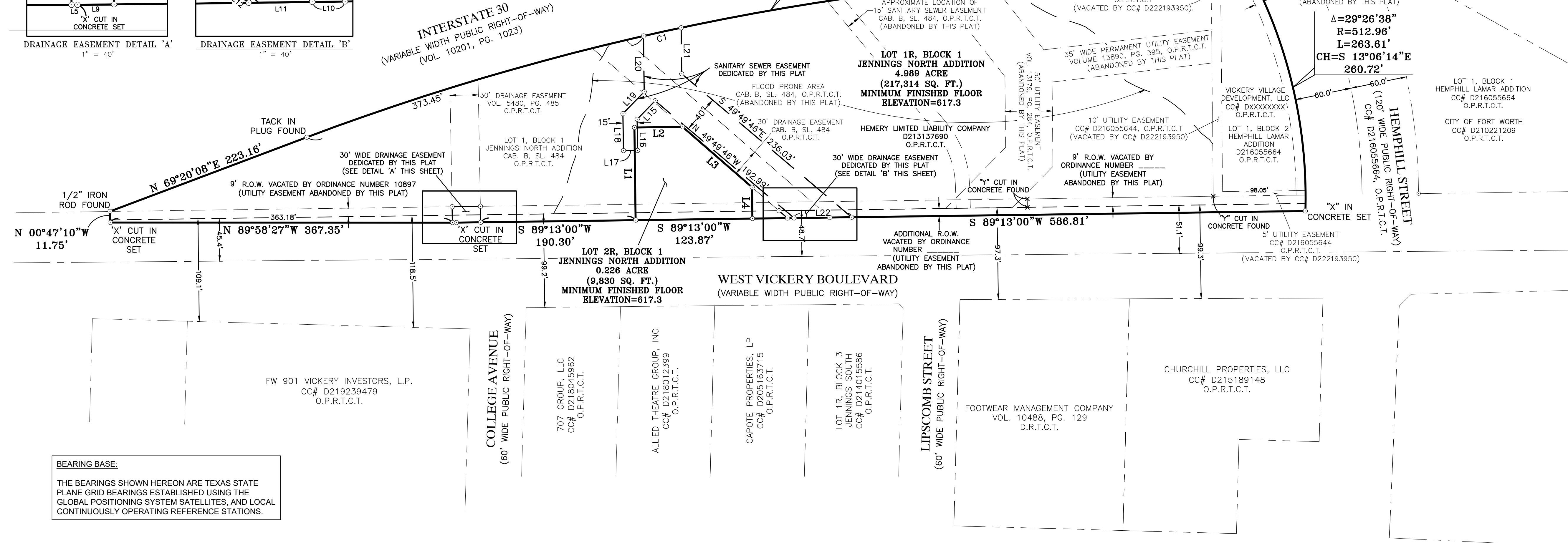
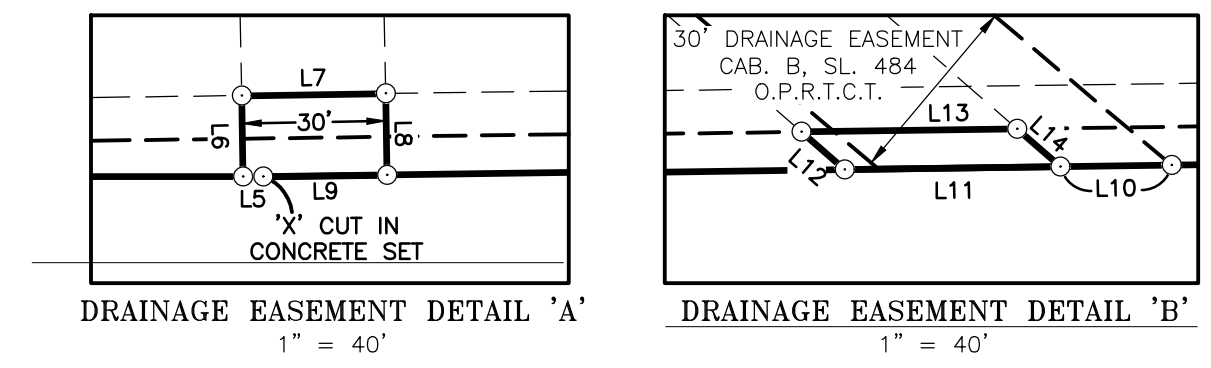
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

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 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.

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.

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.

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".

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.

Private Maintenance Note
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

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

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.

Pressure Reducing Valves (PRV's)
 Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

STATE OF TEXAS
 COUNTY OF TARRANT

THIS IS TO CERTIFY THAT I, **CHRIS L. BLEVINS**, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

CHRIS L. BLEVINS
 Registered Professional
 Land Surveyor
 State of Texas No. 5792



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: _____

By: _____
 Chairman

By: _____
 Secretary

FINAL PLAT
 OF
**LOTS 1R AND 2R, BLOCK 1
 JENNINGS NORTH ADDITION**
 AN ADDITION TO THE CITY OF FORT WORTH

BEING A REPLAT OF LOT 1, BLOCK 1, JENNINGS NORTH ADDITION, AND LOT 1, BLOCK 2, HEMPHILL LAMAR ADDITION AND A PORTION OF W. VICKERY BOULEVARD CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PREPARED: OCTOBER 2023
 5.215 ACRES GROSS, 2 LOTS

F.S. - XX-XXX
 SIN FIN #901

