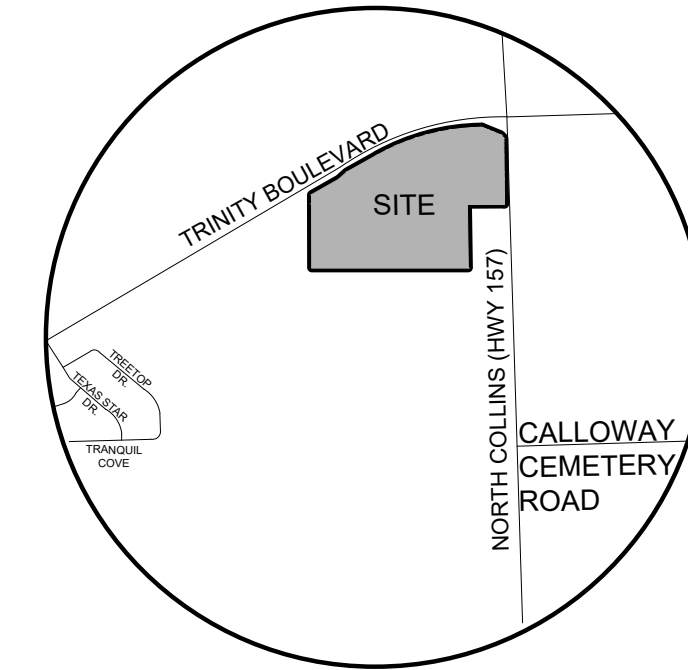
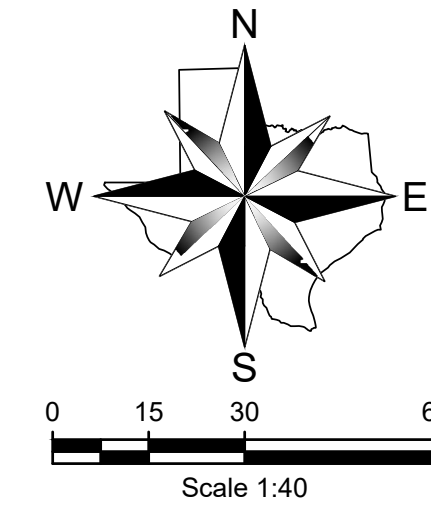


NOTES:

- 1) PROPERTY IS CURRENTLY A VACANT LOT, IT WILL BE USED FOR OFFICE WAREHOUSE & RETAIL/COMMERCIAL WHEN DEVELOPED.
- 2) SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".
- 3) SEE SHEETS 2-4 FOR EASEMENT DIMENSIONS.
- 4) PRIVATE P.R.V'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.
- 5) 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.
- 6) 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

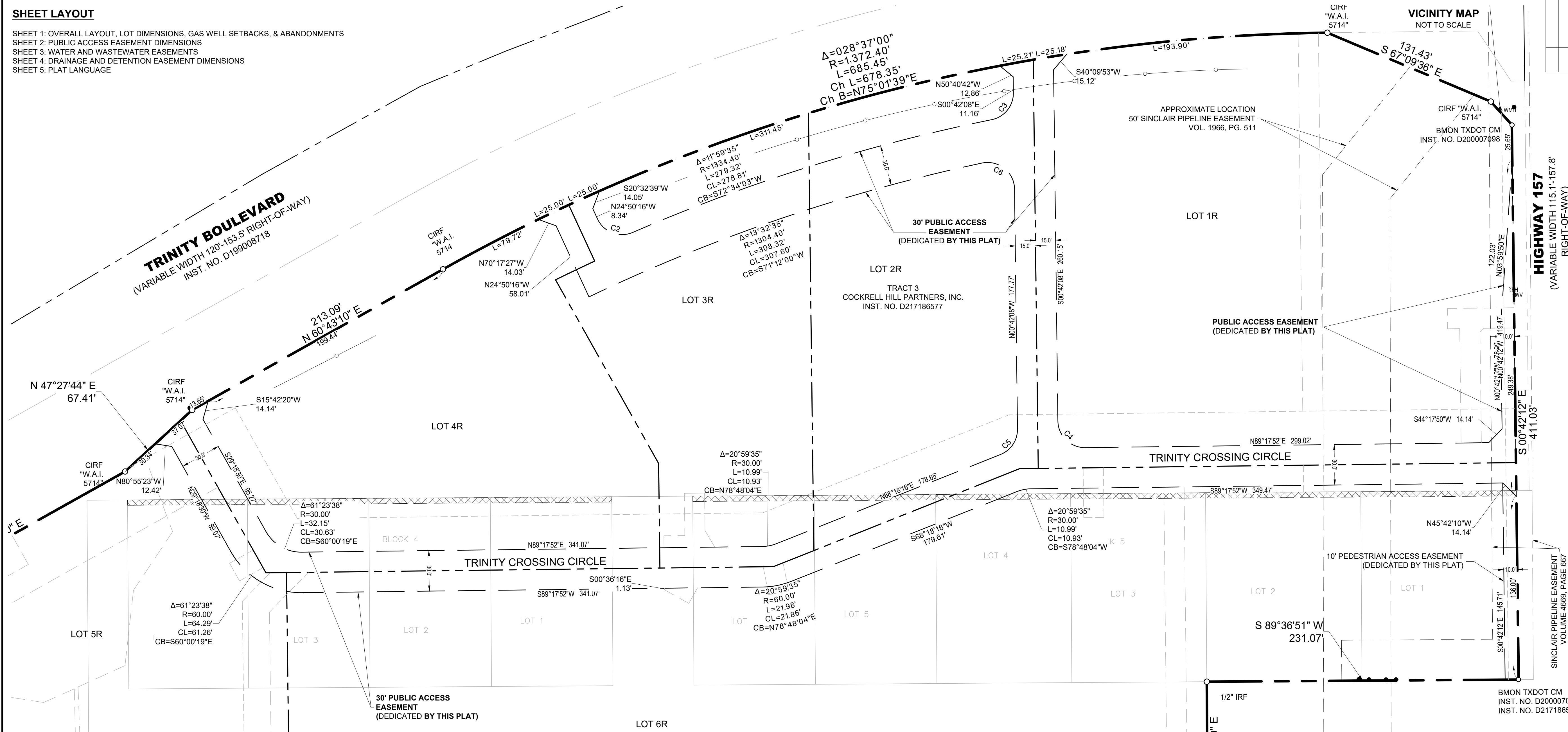
ABBREVIATION LEGEND	
ABBR.	DEFINITION
INST. NO.	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
BMON	BRASS TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND
VOL.	VOLUME
PG.	PAGE

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 PERMITS.



SHEET LAYOUT

- SHEET 1: OVERALL LAYOUT, LOT DIMENSIONS, GAS WELL SETBACKS, & ABANDONMENTS
- SHEET 2: PUBLIC ACCESS EASEMENT DIMENSIONS
- SHEET 3: WATER AND WASTEWATER EASEMENTS
- SHEET 4: DRAINAGE AND DETENTION EASEMENT DIMENSIONS
- SHEET 5: PLAT LANGUAGE



REVISION	DATE	APPROVAL

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 12323 BAYVIEW, SUITE 215
 DALLAS, TEXAS 75244
 (214) 442-7090 FAX
 (214) 442-7090
 Texas Professional Engineer Registration No. 09-000000
 Copyright © 2020, Winkelmann & Associates, Inc.

G.W. COUCH SURVEY, ABSTRACT NO. 278
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 COCKRELL HILL PARTNERS INC.
 12977 TRINITY BLVD., STE. 105
 EULESS, TX 76040

FINAL PLAT
TRINITY CROSSING

Date of Preparation : 09.03.20
 Scale : 1:40
 File : 77302-FPLT
 Project No. : 77302

FLOOD NOTE
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0230L, dated March 21, 2019, this property is within Flood Zone X.
 Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
 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.

OWNER
 COCKRELL HILL PARTNERS INC.
 12977 TRINITY BLVD. STE. 105
 EULESS, TX 76040

SURVEYOR/ENGINEER
 WINKELMANN & ASSOCIATES
 6750 HILLCREST PLAZA DRIVE
 SUITE 215
 DALLAS, TEXAS 75243
 972-490-7090

FINAL PLAT OF
TRINITY CROSSING
 LOTS 1R-6R, BLOCK 1
 18.421 ACRES OUT OF THE G.W. COUCH SURVEY, ABSTRACT NO.278
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,
 CASE NUMBER: FP-20-140

This plat recorded in Document Number _____ Date _____

G:\77302\SURVEY\Plats\77302-FPLT.dwg

NOTES:

- 1) PROPERTY IS CURRENTLY A VACANT LOT, IT WILL BE USED FOR OFFICE WAREHOUSE & RETAIL/COMMERCIAL WHEN DEVELOPED.
- 2) SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".
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SHEET LAYOUT

- SHEET 1: OVERALL LAYOUT, LOT DIMENSIONS, GAS WELL SETBACKS, & ABANDONMENTS
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- SHEET 5: PLAT LANGUAGE

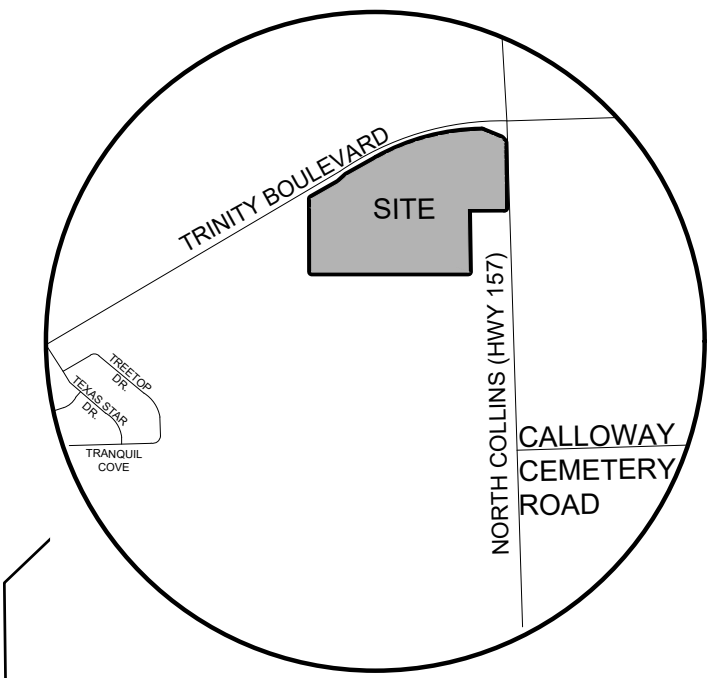
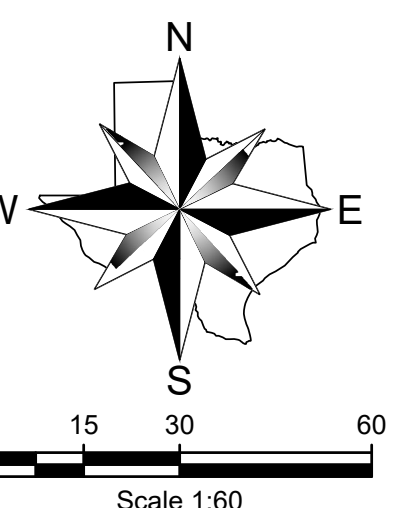
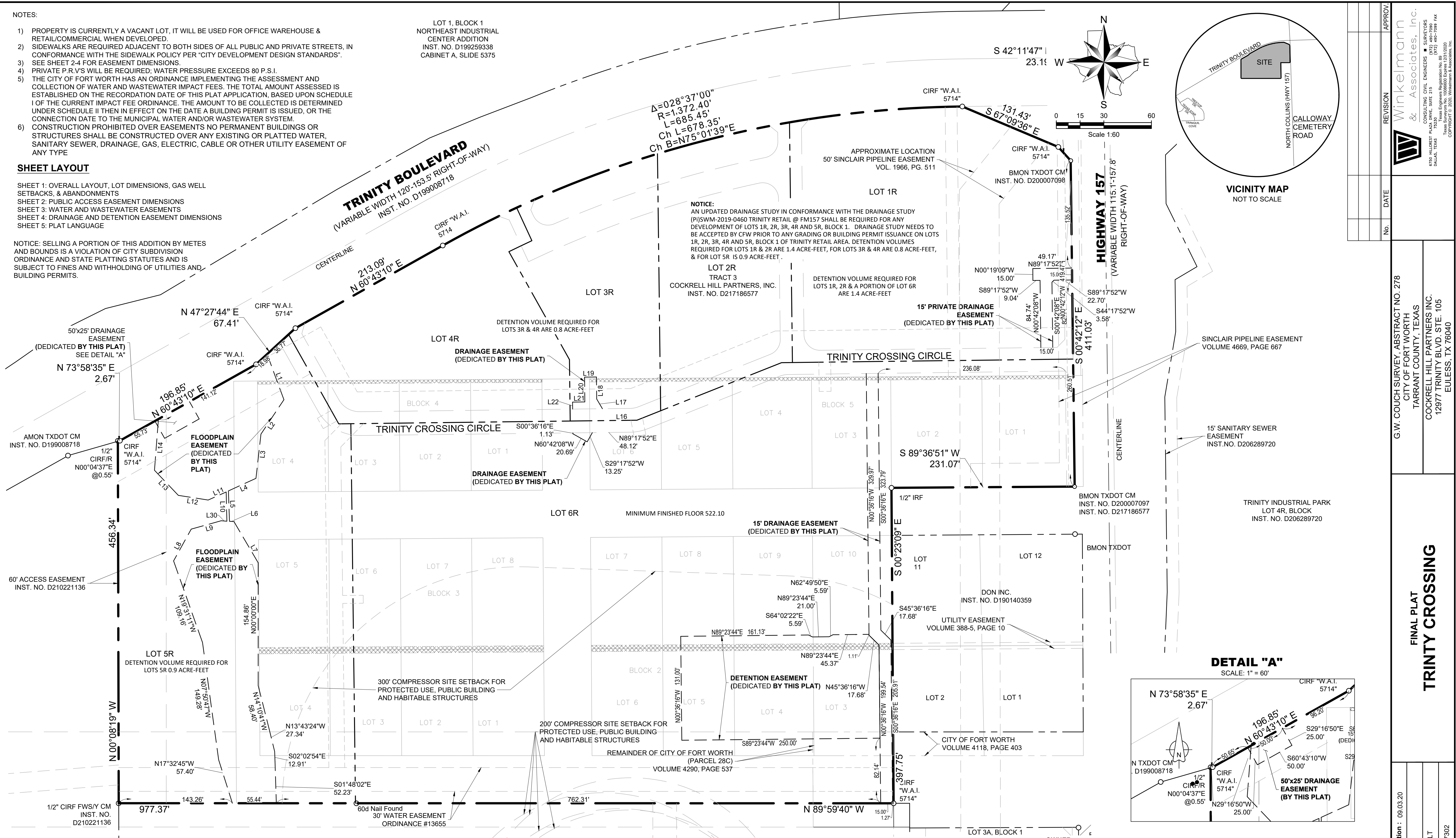
NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

LOT 1, BLOCK 1
NORTHEAST INDUSTRIAL
CENTER ADDITION
INST. NO. D199259338
CABINET A, SLIDE 5375

$\Delta=028^{\circ}37'00''$
 $R=1,372.40'$
 $L=685.45'$
 $Ch L=678.35'$
 $Ch B=N75^{\circ}01'39''E$

NOTICE:
AN UPDATED DRAINAGE STUDY IN CONFORMANCE WITH THE DRAINAGE STUDY (P15JWM-2019-0460 TRINITY RETAIL @ FM1357 SHALL BE REQUIRED FOR ANY DEVELOPMENT OF LOTS 1R, 2R, 3R, 4R AND 5R, BLOCK 1. DRAINAGE STUDY NEEDS TO BE ACCEPTED BY CFW PRIOR TO ANY GRADING OR BUILDING PERMIT ISSUANCE ON LOTS 1R, 2R, 3R, 4R AND 5R, BLOCK 1 OF TRINITY RETAIL AREA. DETENTION VOLUMES REQUIRED FOR LOTS 1R & 2R ARE 1.4 ACRE-FEET, FOR LOTS 3R & 4R ARE 0.8 ACRE-FEET, & FOR LOT 5R IS 0.9 ACRE-FEET.

LOT 2R
TRACT 3
COCKRELL HILL PARTNERS, INC.
INST. NO. D217186577



REVISION	DATE	APPROVAL

G.W. COUCH SURVEY, ABSTRACT NO. 278
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
COCKRELL HILL PARTNERS INC.
12977 TRINITY BLVD., STE. 105
EULESS, TX 76040

FINAL PLAT
TRINITY CROSSING

Date of Preparation : 09.03.20	SHEET
Scale : 1:60	4
File : 77302-FPLT	OF
Project No. : 77302	5

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0230L, dated March 21, 2019, this property is within Flood Zone X.

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

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
INST. NO.	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
BMON	BRASS TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND
VOL.	VOLUME
PG.	PAGE

OWNER
COCKRELL HILL PARTNERS INC.
12977 TRINITY BLVD. STE. 105
EULESS, TX 76040

SURVEYOR/ENGINEER
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 215
DALLAS, TEXAS 75243
972-490-7090

FINAL PLAT OF
TRINITY CROSSING
LOTS 1R-6R, BLOCK 1
18.421 ACRES OUT OF THE G.W. COUCH SURVEY, ABSTRACT NO.278
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,
CASE NUMBER: FP-20-140

This plat recorded in Document Number _____ Date _____

G:\77302\SURVEY\Plats\77302-FPLT.dwg

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS COCKRELL HILL PARTNERS INC., is the sole owner of a tract of land situated in the G.W. COUCH SURVEY, ABSTRACT NUMBER 278, in the City of Fort Worth, Tarrant County, Texas, and being the same tract of land described as Tract 3 in deed to Cockrell Hill Partners, Inc., as recorded in County Clerk's Instrument Number D217186577, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a Brass Monument stamped "Texas Department of Transportation" found for the Southeastly end of a corner clip at the intersection of the Westerly right-of-way of Highway 157, a variable width right-of-way and the Southerly right-of-way of Trinity Boulevard, a variable width right-of-way, said monument being a Northeastly corner of said Tract 3;

THENCE South 00 deg 42 min 12 sec East, departing said corner clip and along the Westerly right-of-way of said Highway 157 and along the Easterly line of said Tract 3, a distance of 411.03 feet to a Brass Monument stamped "Texas Department of Transportation" found for corner;

THENCE South 89 deg 36 min 51 sec West, departing said Westerly right-of-way and continuing along a North line of said Tract 3, a distance of 231.07 feet to a 1/2-inch iron rod found for corner;

THENCE South 00 deg 23 min 09 sec East, continuing along an East line of said Tract 3, a distance of 397.75 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being situated in the Northerly line of a tract of land as described in deed to XTO Energy Inc., as recorded in County Clerk's Instrument Number D210221136, Official Public Records, Tarrant County, Texas;

THENCE North 89 deg 59 min 40 sec West, along the Northerly line of said XTO Energy Inc. tract and continuing along the Southerly line of said Tract 3, a distance of 977.37 feet to a 1/2-inch rod with yellow plastic cap stamped "FWS" found for the Northwest corner of said XTO Energy Inc. tract and the Southwest corner of said Tract 3, said iron rod being situated in the Easterly line of Lot 1, Block A, DFW Auto Auction Parking Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument Number D203067028, Official Public Records, Tarrant County, Texas;

THENCE North 00 deg 08 min 19 sec West, along the Easterly line of said Lot 1 and the Westerly line of said Tract 3, a distance of 456.34 feet to a point for corner from which a 1/2-inch iron rod with red plastic cap found bears North 00 deg 04 min 37 sec East, at a distance of 0.55 feet, said point being the Northwesterly corner of said Tract 3 and the Northeastly corner of said Lot 1, and being situated in the Southerly right-of-way of said Trinity Boulevard;

THENCE along the Northerly line of said Tract 3 and the Southerly right-of-way of said Trinity Boulevard the following:

North 73 deg 58 min 35 sec East, a distance of 2.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

North 60 deg 43 min 10 sec East, a distance of 196.85 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

North 47 deg 27 min 44 sec East, a distance of 67.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

North 60 deg 43 min 10 sec East, a distance of 213.09 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being the beginning of a curve to the right, with a radius of 1,372.40 feet, a central angle of 28 deg 37 min 00 sec, a chord bearing of North 75 deg 01 min 39 sec East, and a chord length of 678.35 feet;

Along said curve to the right, an arc distance of 685.45 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being the Northwesterly end of said corner clip;

THENCE South 67 deg 09 min 36 sec East, along said corner clip, a distance of 131.43 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

THENCE South 42 deg 11 min 47 sec East, along said corner clip, a distance of 23.19 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 18.421 acres or 802,432 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 10th day of April, 2019, 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 COCKRELL HILL PARTNERS INC., acting herein by and through its duly authorized officers, does hereby adopt this Record Plat designating the herein described property as TRINTY CROSSING, Lots 1R-6R, Block 1, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The City of Fort Worth and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Preliminary Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

WITNESS, my hand, this the ____ day of _____, 2020.

OWNER:

BY: COCKRELL HILL PARTNERS INC.

By: FAROOQ WAZIRALI

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared FAROOQ WAZIRALI, 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 ____ day of _____, 2020.

Notary Public, State of Texas

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.

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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 ____ day of _____, 2020.

Notary Public, State of Texas

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. When a 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.

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".

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE/PADSITE

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore or padsite. The distance shall be measured in a straight line from the well bore or padsite to the closest exterior point of the building, without regards to intervening structures or objects.

OIL OR GAS WELL PROXIMITY TO BUILDINGS

Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures. Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

Setback from Gas Site/Compressor facility identifies Public Building and Protected Uses and will also require Habitable Structures for the 300 foot setback to the perimeter of the compressor facility site.

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

PRIVATE COMMON AREA AND FACILITIES

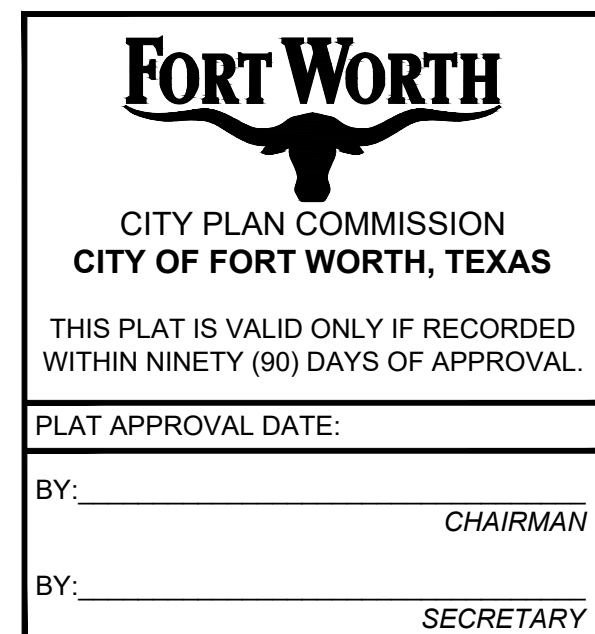
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security 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.

OWNER
COCKRELL HILL PARTNERS INC.
12977 TRINITY BLVD. STE. 105
EULESS, TX 76040

SURVEYOR/ENGINEER
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 215
DALLAS, TEXAS 75243
972-490-7090

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains 30 rows of survey data.

Table with 6 columns: NO., DELTA, RADIUS, LENGTH, CH. L, CH. B. Contains 7 rows of curve data.



FINAL PLAT OF
TRINTY CROSSING
LOTS 1R-6R, BLOCK 1
18.421 ACRES OUT OF THE G.W. COUCH SURVEY, ABSTRACT NO.278
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,
CASE NUMBER: FP-20-140

Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS SURVEYORS
12323 FOREST PARK DRIVE, SUITE 215
DALLAS, TEXAS 75243
Phone: (972) 490-7090 FAX: (972) 490-7099
Texas: License Registration No. 09-12020
COPYRIGHT © 2020, Winkelmann & Associates, Inc.

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CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
COCKRELL HILL PARTNERS INC.
12977 TRINITY BLVD. STE. 105
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FINAL PLAT
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SHEET
5 OF 5