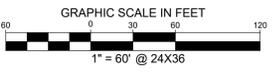


LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE

LEGEND
 P.O.B. = POINT OF BEGINNING
 C.M. = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 IRFC = IRON ROD WITH "KHA" CAP FOUND
 IRSC = IRON ROD WITH "KHA" CAP SET



PART OF LOT 1, BLOCK 1 BUNGE EDIBLE OIL ADDITION (VOL. 388-218, PG. 9)

PART OF LOT 1, BLOCK 1 BUNGE EDIBLE OIL ADDITION (VOL. 388-218, PG. 9)

TRACT 2 FORT WORTH HERITAGE DEVELOPMENT, LLC (INST. NO. D215200243) ZONED: SY-TSA

TRACT 1 FORT WORTH HERITAGE DEVELOPMENT, LLC (INST. NO. D215200243) ZONED: SY-TSA

LOT 1, BLOCK A 4.4062 ACRES 191,934 SQ. FT.

TRACT 1 FORT WORTH HERITAGE DEVELOPMENT, LLC (INST. NO. D215200243) ZONED: SY-TSA

PART OF DOG KENNEL FORT WORTH HERITAGE DEVELOPMENT, LLC (INST. NO. D215200240) ZONED: ST-TSA

TRACT ONE STEPHEN MURRIN JR GRANDCHILDREN'S TRUST (INST. NO. D214168302) ZONED: SY-TSA

TOTAL E&P USA REAL ESTATE LLC (INST. NO. D216266568) ZONED: SY-TSA

FORT WORTH HERITAGE DEVELOPMENT, LLC (INST. NO. D215200241)

NILE CITY RESORT LTD (INST. NO. D214212814) ZONED: SY-HCO

SWIFT BUILDING, LLC (INST. NO. D217182978) ZONED: SY-HCO

FORT WORTH HERITAGE DEVELOPMENT, LLC (INST. NO. D215200241) ZONED: SY-HCO

TRACT 5 FORT WORTH HERITAGE DEVELOPMENT, LLC (INST. NO. D215200242) ZONED: SY-HCO

LOT 1B, BLOCK 179 M.G. ELLIS ADDITION (INST. NO. D2104280354) ZONED: K

PART OF LOT 1, BLOCK 1 WARD-ACHZIGER ADDITION (VOL. 388-78, PG. 78) ZONED: SY-TSA

OWNER'S CERTIFICATION

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS Fort Worth Heritage Development, LLC is the owner of a 5.8612 acres (255,314 square foot) tract of land situated in the Isaac Thomas Survey, Abstract No. 1526 & the Edmund Little Survey, Abstract No. 954, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 1, Block 1, Bunge Edible Oil Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-218, Page 9 of the Plat Records of Dallas County, Texas; said tract being all of Tract 1 and Tract 2 described in Special Warranty Deed to Fort Worth Heritage Development, LLC recorded in Instrument No. D215200243; said tract also being part Niles City Boulevard (a 52-foot wide street & utility easement) recorded in Volume 6997, Page 1980 of the Deed Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the intersection of the north right-of-way line of NE 23rd Street (a variable width right-of-way) and the east right-of-way line of Packers Avenue (a variable width right-of-way);

THENCE North 0°14'49" West, along the east line of Packers Avenue, a distance of 338.36 feet to a point for corner;

THENCE North 89°39'44" East, departing the said east line of Packers Avenue, a distance of 125.38 feet to a 1/2-inch iron rod found for corner;

THENCE North 0°09'08" East, a distance of 304.73 feet to a 1/2-inch iron rod found for corner;

THENCE North 89°55'34" East, a distance of 78.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a non-tangent curve to the left having a central angle of 29°36'45", a radius of 684.00 feet, a chord bearing and distance of North 9°42'51" West, 349.59 feet;

THENCE in a northerly direction, with said curve to the left, an arc distance of 353.52 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE North 24°18'57" West, a distance of 13.79 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the south line of Exchange Avenue (a variable width right-of-way);

THENCE North 89°58'54" East, along the said south line of Exchange Avenue, a distance of 61.53 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the beginning of a non-tangent curve to the right with a radius of 740.00 feet, a central angle of 23°32'00", and a chord bearing and distance of South 29°15'41" East, 165.89 feet;

THENCE in a southerly direction, with said non-tangent curve to the right, an arc distance of 303.94 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the beginning of a reverse curve to the left with a radius of 170.00 feet, a central angle of 58°24'28", and a chord bearing and distance of South 29°15'41" East, 165.89 feet;

THENCE in a southeasterly direction, with said reverse curve to the left, an arc distance of 173.30 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the beginning of a reverse curve to the right with a radius of 230.00 feet, a central angle of 58°13'06", and a chord bearing and distance of South 29°21'22" East, 223.78 feet;

THENCE in a southeasterly direction, with said reverse curve to the right, an arc distance of 233.70 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 00°14'49" East, a distance of 359.15 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 45°14'32" East, a distance of 7.07 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the said north line of NE 23rd Street;

THENCE along the said north line of NE 23rd Street, the following three (3) calls:
 South 89°45'44" West, a distance of 260.98 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
 South 89°55'43" West, a distance of 52.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
 South 89°45'44" West, a distance of 145.82 feet to the POINT OF BEGINNING and containing 255,314 square feet or 5.8612 acres of land, more or less.

OWNER'S DEDICATION

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

NOW AND THEREFORE, know all men by these presents that Fort Worth Heritage Development, LLC does hereby adopt this plat as **LOT 1, BLOCK A SWIFT LOFTS ADDITION** an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this _____ day of _____, 2022.
 By: Fort Worth Heritage Development, LLC, a Texas limited liability company
 Edward P. Roski, Jr., President & Chairman of the Board

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Edward P. Roski, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public in and for the State of California
 My Commission expires: _____

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on February 23, 2021 and that all corners are shown hereon.

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

Michael Cleo Billingsley
 Registered Professional Land Surveyor
 No. 6558

NOTES:

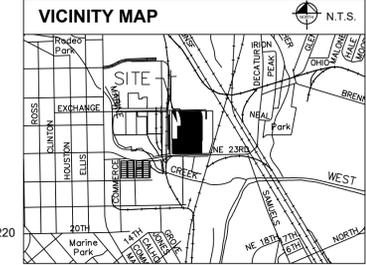
The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on February 22, 2021 with an applied combined scale factor of 1.000139358.

According to Community Panel No. 48439C0190L, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not located in a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
 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.

LAND USE

1 MULTIFAMILY LOT
GROSS AREA = 5.861 ACRES
RIGHT-OF-WAY DEDICATION AREA = 1.455 ACRES
NET AREA = 4.406 ACRES



SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11, # 1300
 FORT WORTH, TEXAS 76102
 PHONE: 817-335-6511
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

OWNER:
 FORT WORTH HERITAGE DEVELOPMENT, LLC
 131 E EXCHANGE AVE, SUITE 220
 FORT WORTH, TEXAS 76164

WATER / WASTEWATER IMPACT FEES
 The City of Fort Worth has an ordinance implementing the assessment and collection of water & wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based on 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 the purpose 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 on 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
 Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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 owner 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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
 This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

PARKWAY IMPROVEMENTS
 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 parkway permit.

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

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

LINE TABLE

NO.	BEARING	LENGTH
L1	S24°30'04"E	2.02'
L2	S00°14'49"E	364.14'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°26'37"	710.00'	302.90'	S12°16'45"E	300.61'
C2	58°24'28"	200.00'	203.88'	S29°15'41"E	195.17'
C3	58°13'06"	200.00'	203.22'	S29°21'22"E	194.59'

LOT TABLE

LOT NO.	ACRES	SQ. FT.
GROSS	5.861	255,314
LOT 1, BLOCK A	4.406	191,934
NE 23RD CORNER CLIP	0.000	12
NILES CITY BLVD ROW	1.455	63,367

FINAL PLAT
SWIFT LOFTS ADDITION
LOT 1, BLOCK A
 A 5.861 ACRE ADDITION TO TARRANT COUNTY, TEXAS
 ISAAC THOMAS SURVEY, ABST. NO. 1526 & EDMUND LITTLE SURVEY, ABST. NO. 954
 TWO MULTI-FAMILY LOTS

Kimley»Horn

FP-21-____
 PP-21-065

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MCB	KHA	1/20/2022	061314400	1 OF 1