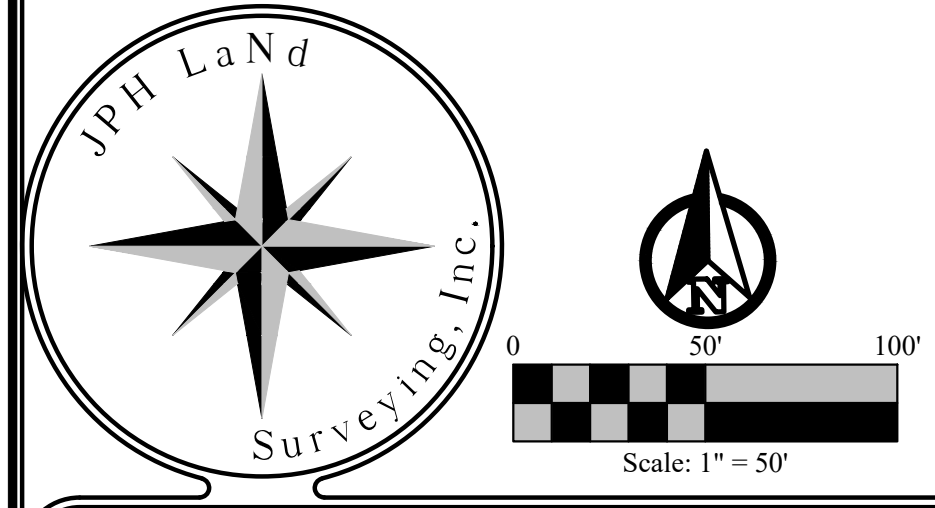
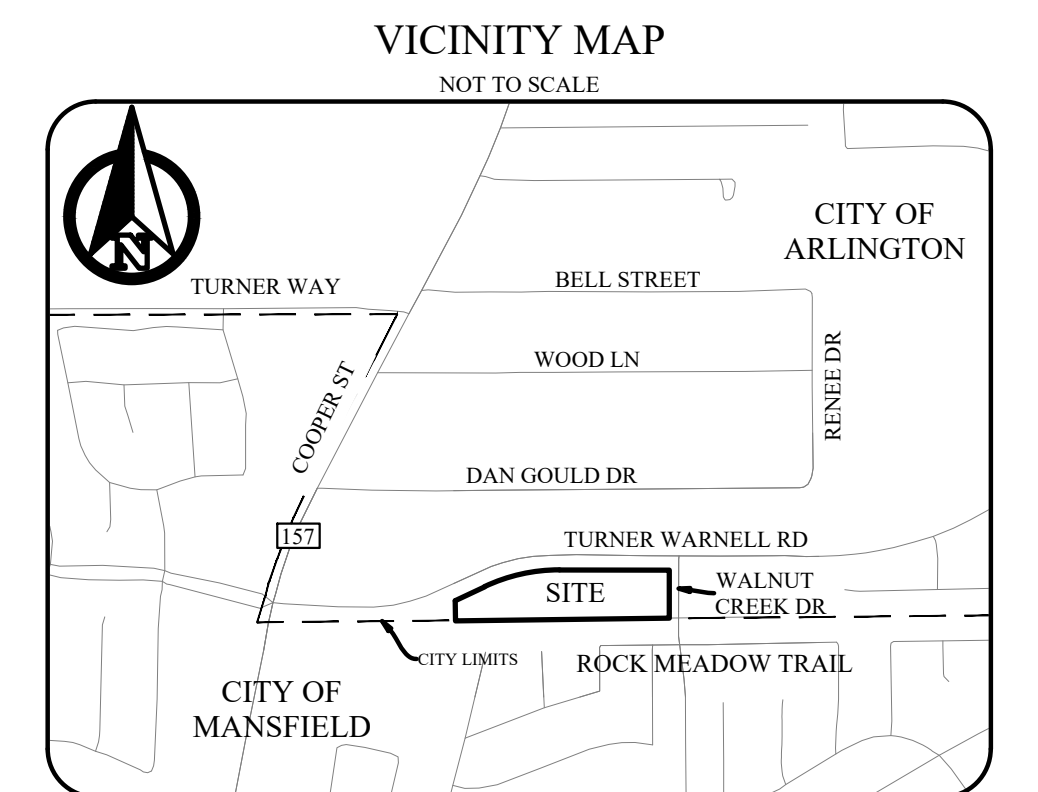
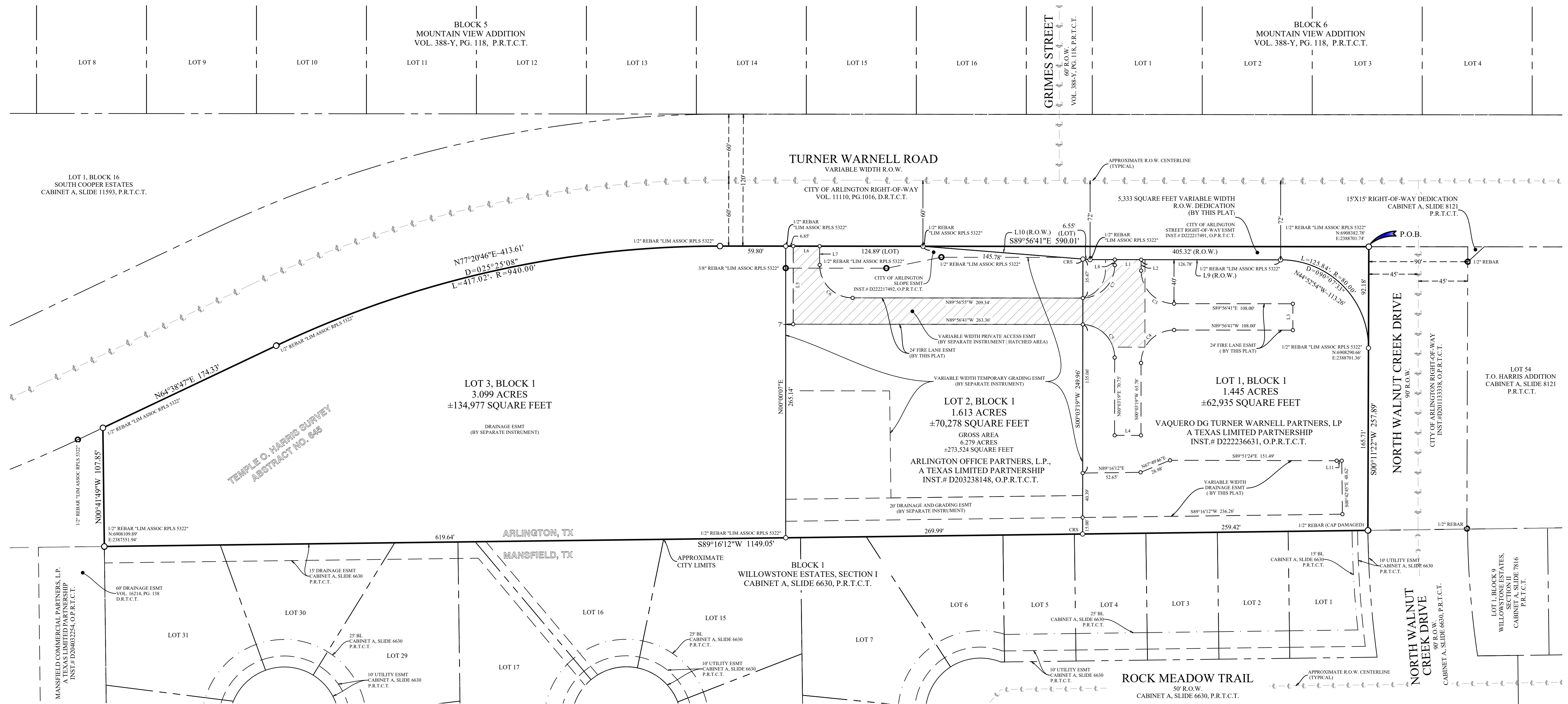


Line #	Bearing	Distance
L1	S89°56'41"E	24.00'
L2	S00°03'19"W	9.95'
L3	S00°03'19"W	24.00'
L4	N89°56'41"W	24.00'
L5	N00°03'19"E	70.97'
L6	S89°56'16"E	24.00'
L7	S00°00'04"E	17.00'
L8	N00°03'19"E	4.98'
L9	N89°56'41"W	173.25'
L10	N85°25'36"W	152.33'
L11	N90°00'00"E	4.63'

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	417.02'	940.00'	025°25'08"	N77°29'46"E	413.61'
C2	125.84'	80.00'	090°07'33"	S44°52'54"E	113.26'
C3	47.12'	30.00'	090°00'00"	S44°56'41"E	42.43'
C4	47.12'	30.00'	090°00'00"	S45°03'19"W	42.43'
C5	46.12'	30.00'	088°05'23"	N43°59'22"W	41.71'
C6	47.10'	30.00'	089°56'51"	S44°58'29"E	42.41'
C7	46.12'	30.00'	088°05'23"	N44°06'01"E	41.71'



MONUMENTS / DATUMS / BEARING BASIS
 Monuments are found if not marked MNS or CRS.
 CRS = 1/2" rebar stamped "JPH Land Surveying" set
 MNS = Mag nail & washer stamped "JPH Land Surveying" set
 O = Vertex or common point (not a monument)
 Coordinate values, if shown, are US.SyFl./TxCS, 83, NCZ
 Bearings are based on the TxCS, 83, NCZ
 Distances & areas shown are represented in surface values

LEGEND OF ABBREVIATIONS
 US.SyFl. United States Survey Feet
 TxCS, 83, NCZ Texas Coordinate System of 1983, North Central Zone
 P.R.T.C.T. Plat Records of Tarrant County, Texas
 O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
 D.R.T.C.T. Deed Records of Tarrant County, Texas
 VOL/PAGE/INST# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line
 R.O.W. Right of Way

PREPARED BY:
 Jewel Chadd, R.P.L.S.
 JPH Land Surveying, Inc.
 785 Lonesome Dove Trail
 Hurst, Texas 76054
 Phone: (817) 431-4971

OWNER/DEVELOPER:
 Vaquero Turner DG Warnell Partners, LP
 2900 Wingate Street, Suite 200
 Fort Worth, Texas 76107
 D:512.983.1793 F:817.984.8373

OWNER:
 Arlington Office Partners, L.P.
 a Texas limited partnership
 14908 Havenshire Place
 Dallas, Texas 75254

Data Table	
Gross Site Area (Acreage): 6.279 Ac.	Total Number of Lots: 3
Residential Lots: Number 0	Total Number of Dwelling Units: 0
Single Family Detached 0	Single Family Attached 0
Non-Residential Lots: 0	Two Family 0
Commercial Lots 0	Multifamily 0
Industrial Lots 0	Open Space Lots 0
Right of Way 5,333 SF	

FINAL PLAT
LOTS 1, 2 & 3, BLOCK 1
VAQUERO TURNER WARNELL ADDITION

BEING A 6.279-ACRE TRACT SITUATED IN THE
 TEMPLE O. HARRIS SURVEY, ABSTRACT NO. 645, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
 PROPOSED LOTS : 3
 PREPARED: JANUARY 2023
 AMANDA NO. _____

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Arlington Office Partners, L.P., a Texas limited partnership, acting through the undersigned, its duly authorized agent, and Vaquero DG Turner Warnell Partners, L.P., a Texas Limited Partnership, acting through the undersigned, its duly authorized agent, are the sole owners of those tract situated in the Temple O. Harris Survey, Abstract Number 645, City of Arlington, Tarrant County, Texas, said tracts being a portion of the tract described in the deed to said Arlington Office Partners, L.P., a Texas limited partnership recorded under Instrument Number D203238148, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and all of the tract described in the deed to said Vaquero DG Turner Warnell Partners, L.P., a Texas Limited Partnership, recorded under Instrument Number D222236631, O.P.R.T.C.T.; the subject tract, is more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "LIM ASSOC RPLS 5322" found on the south line of the tract described in the deed to the City of Arlington for the right-of-way dedication of Turner Warnell Road (a variable width right of way) recorded in Volume 11110, Page 1016, Deed Records, Tarrant County, Texas, at the northwest corner of the tract described in the deed to the City of Arlington for the right-of-way dedication of North Walnut Creek Drive (90-foot right of way), recorded under Instrument Number D201133338, O.P.R.T.C.T.;

THENCE SOUTH 00°11'22" WEST, with the west right-of-way line of the said North Walnut Creek Drive tract, a distance of 257.89 feet to a 1/2 inch capped rebar (Cap Damaged) found at the southwest corner of the North Walnut Creek Drive tract;

THENCE SOUTH 89°16'12" WEST, with the north line of Willowstone Estates, Section 1, (shown to be the city limits line between Arlington and Mansfield) an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, SLIDE 6630, Plat Records of Tarrant County, Texas, a distance of 1,149.05 feet to a 1/2 inch capped rebar stamped "LIM ASSOC RPLS 5322" found at the southwest corner of the tract described in the deed to Arlington Office Partners, L.P., a Texas limited partnership recorded under Instrument Number D203238148, O.P.R.T.C.T.;

THENCE NORTH 00°41'49" WEST, with the west line of the said Arlington Office Partners tract, a distance of 107.85 feet to a 1/2 inch capped rebar stamped "LIM ASSOC RPLS 5322" found on the south right-of-way line of Turner Warnell Road;

THENCE with the said south right-of-way line of the Turner Warnell Road, the following calls:

1. NORTH 64°38'47" EAST, a distance of 174.33 feet to a 1/2 inch capped rebar stamped "LIM ASSOC RPLS 5322" found at the beginning of a curve concave southeast (curve to the right), having a radius of 940.00 feet;
2. In an easterly direction, along the arc of the said curve, an arc length of 417.02 feet, passing through a central angle of 25°25'08" (a chord bearing of NORTH 77°20'46" EAST, a chord distance of 413.61 feet) to a 1/2 inch capped rebar stamped "LIM ASSOC RPLS 5322" found at the end of the curve;
3. SOUTH 89°56'41" EAST, a distance of 590.01 feet returning to the **POINT OF BEGINNING** and enclosing 6.279 acres (±273,524 square feet).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Arlington Office Partners, L.P., a Texas limited partnership**, acting by and through the undersigned, its duly authorized agent, and **Vaquero DG Turner Warnell Partners, L.P., a Texas limited partnership**, acting through the undersigned, its duly authorized agent, do hereby adopt this plat designating the herein above described property as **Vaquero Turner Warnell Addition**, an addition in the City of Arlington, Tarrant County, Texas, and do hereby dedicate the rights-of-way and easements shown hereon to the public's use unless otherwise noted.

Witness my hand this the ____ day of _____, 20__.

By: _____
Name: Hector Escamilla
Title: President of Escamilla Capital Corp, General Partner

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, Authorized Agent of Arlington Office Partners, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 20__.

Notary Public, State of Texas
My Commission Expires: _____

Witness my hand this the ____ day of _____, 20__.

By: Vaquero DG Turner Warnell Partners, LP, a Texas limited partnership
By: Vaquero Ventures Management, LLC, a Texas limited liability company, as general partner of Vaquero DG Turner Warnell Partners, LP, a Texas limited partnership

W. A. Landreth, as Manager of General Partner

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **W. A. Landreth**, Manage of General Partner 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 20__.

Notary Public, State of Texas
My Commission Expires: _____

MAINTENANCE STATEMENT FOR BEST MANAGEMENT PRACTICES:

The City of Arlington is not responsible for the design, construction, operation, maintenance, or use of any storm water treatment facility (identified as a best management practice(s) for storm water quality in the accepted storm water management site plan for this development), hereinafter referred to as "improvements," to be developed and constructed by developer or successors. Developer will require any successor in interest of all or part of the property, including any property owners association to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land, developer shall impose these covenants upon Lots 1, 2 & 3 abutting, adjacent or served by the "improvements". The covenants shall include the full obligation and responsibility of maintaining and operating said improvements. Access to the improvements is granted to the city for any purpose related to the exercise of governmental services or functions, including but not limited to, fire and police protection, inspection and code enforcement.

Authorized signature for Arlington Office Partners

Date

Authorized signature for Vaquero DG Turner Warnell Partners

Date

STATEMENT FOR PRIVATE ACCESS EASEMENT:

The City of Arlington is not responsible for the design, construction, operation, maintenance, or use of the private access easements and associated improvements, herein referred to as "improvements", developed and constructed by developer or his predecessors, or to be developed and constructed by developer or his successors. developer will indemnify, defend and hold harmless the City of Arlington, its officers, employees, and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence arising out of the design, construction, operation, maintenance, condition or use of the improvements, including any non-performance of the foregoing. developer will require any successor in interest of all or part of the property, including any property owners association to accept full responsibility and liability for the improvements. all of the above shall be covenants running with the land. developer shall impose these covenants upon Lots 1, 2 & 3 abutting, adjacent or served by the improvements, the covenants shall include the full obligation and responsibility of maintaining and operating said improvements. access to the improvements is granted to the city for any purpose related to the exercise of governmental services or functions, including but not limited to, fire and police protection, inspection and code enforcement.

Authorized signature for Arlington Office Partners

Date

Authorized signature for Vaquero DG Turner Warnell Partners

Date

SURVEYOR'S CERTIFICATION:

I, **Jewel Chadd**, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

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.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
Date: TBD

GENERAL NOTES:

1. Subject property does not contain any existing structures.
2. This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
3. This plat does not alter or remove deed restrictions or covenants, if any, on this property.
4. The purpose of this plat is to create three lots out of a 6.279-acre tract described in the deed recorded under Instrument Number D203238148, O.P.R.T.C.T.
5. Visibility Triangles shall be provided at the intersections of all public and private streets in accordance with the City Ordinances. All landscaping within the visibility triangles shall comply with the visibility triangle ordinance.
6. This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# FT-44122-9001222100782-LE, Commitment # 9001222100782, effective March 10, 2021, and issued March 22, 2021.
7. This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0460K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
8. The fieldwork was completed on January 21, 2022.
9. The subject property is subject to the agreements recorded under Instrument Numbers D222236632 & D222236632, O.P.R.T.C.T.

Approved by the City of Arlington Planning and Zoning Commission on _____
Chairman - Planning and Zoning Commission _____
Secretary - Planning and Zoning Commission _____

FINAL PLAT
LOTS 1, 2 & 3, BLOCK 1
VAQUERO TURNER WARNELL ADDITION
BEING A 6.279-ACRE TRACT SITUATED IN THE
TEMPLE O. HARRIS SURVEY, ABSTRACT NO. 645, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
PROPOSED LOTS : 3
PREPARED: JANUARY 2023
AMANDA NO. _____



JPH Job/Drawing No. (see below)
2022.022.001 Turner Warnell Rd, Arlington, Tarrant Co, Tx-FP.dwg
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785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

PREPARED BY:
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785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

OWNER/DEVELOPER:
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2900 Wingate Street, Suite 200
Fort Worth, Texas 76107
D:512.983.1793 F:817.984.8373

OWNER:
Arlington Office Partners, L.P.
a Texas limited partnership
14908 Havenshire Place
Dallas, Texas 75254