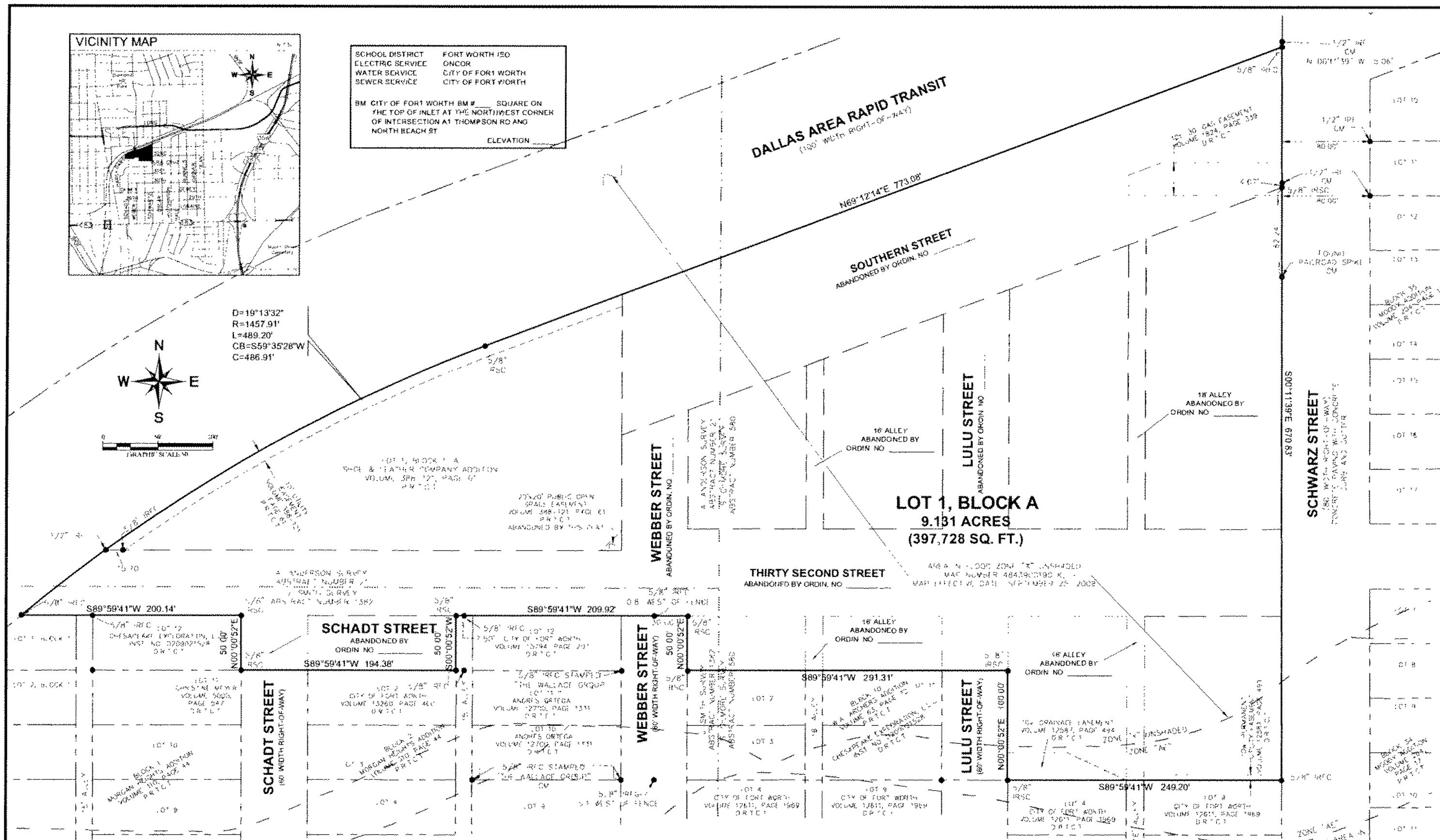

NOTES

1.) **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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

2.) **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".

3.) **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.

4.) ~~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.

5.) **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 100year flood elevation.

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.

7.) **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.

8.) **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.~~

9.) **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.

10.) **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.

11.) **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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, **Michael B. Marx**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

____
Michael B. Marx
Registered Professional Land Surveyor # 5181
KIMLEY-HORN AND ASSOCIATES, INC.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
(972) 770-1300

STATE OF TEXAS OF REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

STATE OF TEXAS *
COUNTY OF DALLAS *

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared **Michael B. Marx**, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of May, 2010

____
Notary Public of Texas

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within (6) months after date of approval

Plat Approval Date:

By ______________________ Chairman

By ______________________ Secretary

TEXT LEGEND

CM =	CONTROL MONUMENT
IRF =	IRON ROD FOUND
IPF =	IRON PIPE FOUND
IRFC =	IRON ROD FOUND w/ CAP
IRSC =	IRON ROD SET w/ CAP
ESMT =	EASEMENT
P.O.S.E. =	PUBLIC OPEN SPACE EASEMENT
D.R.T.C.T. =	DEED RECORDS OF TARRANT COUNTY, TX
P.R.T.C.T. =	PLAT RECORDS OF TARRANT COUNTY, TX

OWNER'S CERTIFICATE

STATE OF TEXAS *
COUNTY OF TARRANT *
CITY OF FORT WORTH *

WHEREAS CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C. and APPLE NINE VENTURES OWNERSHIP, INC., are the owners of a tract of land situated in the A. Anderson Survey, Abstract Number 21, and the J. Smith Survey, Abstract Number 1382, located in the City of Fort Worth, Tarrant County, Texas, and being a part of a called 9.060 acre tract of land described in a Special Warranty Deed to Chesapeake Exploration, L.L.C., recorded in County Clerk's Inst. No. D208021528, of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said tract being all of Lot 1 Block 2, Block 2 of Morgan Heights Addition, an Addition to the City of Fort Worth, recorded in Volume 310, Page 44, and being all of Lot 1, Block 1-A of Shoe & Leather Company Addition, an Addition to the City of Fort Worth, recorded in Volume 388-121, Page 81, both in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), being all of Lots 1-11, Block 8, Lots 1-7, Block 9, Lots 1 and 12, Block 10, Lots 1-3 and 10-12, Block 11 of the Corrected Map of W. A. Archers Addition, an Addition to the City of Fort Worth, recorded in Volume 63, Page 12, (P.R.T.C.T.), being all the right-of-way abandoned by City of Fort Worth Ordinance No. __________ and being more particularly described as follows:

BEGINNING 5/8 inch set iron rod for the intersection of south right-of-way line of Thirty Second Street and the southeasterly right-of-way line of Dallas Area Rapid Transit 100' Right-of-Way, said point being in a circular curve to the right, having a radius of 1,457.91 feet and whose chord bears North 59° 35'28" East, a distance of 486.91 feet;

THENCE Northeasterly along the northwesterly line of said 9.060 acre tract and along said southeasterly right-of-way line of Dallas Area Rapid Transit and along said circular curve to the right, through a central angle of 19°13'32" and an arc distance of 489.20 feet to a 5/8 inch set iron rod with cap stamped "KHA" at the point of tangency of said circular curve;

THENCE continuing along the northwesterly line of said 9.060 acre tract and along said southeasterly right-of-way line of Dallas Area Rapid Transit, North 69°12'14" East, a distance of 773.08 feet to a 5/8 inch set iron rod with cap stamped "KHA" in the west right-of-way line of Schwarz Street (called 80' ROW);

THENCE with said west right-of-way line, South 00°11'39" East, a distance of 670.83 feet to a 5/8 inch found iron rod for the southeast corner of said 9.060 acre tract;

THENCE with the south line of said 9.060 acre tract, South 89°59'41" West, a distance of 249.20 feet to a 5/8 inch set iron rod with cap stamped "KHA" in the east right-of-way line of Lulu Street (60' ROW);

THENCE leaving said south line and with said east right-of-way line, North 00°00'52" East, a distance of 100.00 feet to a 5/8 inch set iron rod with cap stamped "KHA;

THENCE leaving said east right-of-way line, South 89°59'41" West, a distance of 291.31 feet to a 5/8 inch set iron rod with cap stamped "KHA" in the east right-of-way line of Webber Street (60' ROW);

THENCE with said east right-of-way line, North 00°00'52" East, a distance of 50.00 feet to a 5/8 inch set iron rod with cap stamped "KHA;

HENCE leaving said east right-of-way line, South 89°59'41" West, a distance of 209.92 feet to a 5/8 inch set iron rod with cap stamped "KHA" in the west right-of-way line of a 15' wide alley;

THENCE with said west right-of-way line, South 00°00'52" West, a distance of 50.00 feet to a 5/8 inch found iron rod for corner;

THENCE with the south line of said 9.060 acre tract, South 89°59'41" West, a distance of 194.38 feet to a 5/8 inch set iron rod with cap stamped "KHA" in the west right-of-way line of Schadt Street (60' ROW);

THENCE with said east right-of-way line, part of the way, North 00°00'52" East, a distance of 50.00 feet to a 5/8 inch set iron rod with cap stamped "KHA" in the south right-of-way line of said Thirty Second Street;

THENCE with said south right-of-way line, South 89°59'41" West, a distance of 200.14 feet to the **POINT OF BEGINNING** and containing 9.131 acres (397,728 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS *
COUNTY OF TARRANT *
CITY OF FORT WORTH *

That we, **CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.** and **APPLE NINE VENTURES OWNERSHIP, INC.**, being the owner of the hereinafter described property do hereby adopt this plat designating the herein described property as **MORGAN HEIGHTS CHESAPEAKE ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas. We do hereby dedicate to the public use forever the rights-of-way and easements shown thereon.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

EXECUTED THIS _______ day of ___________, 2010

____
Henry J. Hood
Senior Vice President - Land and Legal & General Counsel

STATE OF OKLAHOMA *
COUNTY OF OKLAHOMA *

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Henry J. Hood, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of ___________ 2010

____
Notary Public in and for the State of Oklahoma

By **APPLE NINE VENTURES OWNERSHIP, INC.**, a Virginia corporation

By ______________________
Signature

____
Name

____
Title

Henry J. Hood
Senior Vice President - Land and Legal & General Counsel

COMMONWEALTH OF VIRGINIA *
CITY OF RICHMOND *

BEFORE ME, the undersigned authority, a Notary Public in and for said state, on this day personally appeared ______________ 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 considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of ___________, 2010

____
Notary Public in and for the Commonwealth of Virginia

OWNER / APPLICANT

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.
6100 N. Western Avenue
Oklahoma City, OK 73118
Phone (405) 935-8478
Fax (405) 849-8478
Contact: Chip Keating
Email: chip.keating@chk.com

OWNER

APPLE NINE VENTURES OWNERSHIP, INC.
814 E. Main Street
Richmond, VA 23219
Tel. No. (804) 344-8121

Recorded in Cabinet ____, Slide ____ P.R.T.C.T.

CITY FILE NO. ____________

CE SITE 25 = KHA TR 118

FINAL PLAT
MORGAN HEIGHTS CHESAPEAKE ADDITION

LOT 1, BLOCK A
BEING A REPLAT OF
LOT 1, BLOCK 1-A OF SHOE & LEATHER COMPANY ADDITION AND
LOT 1, BLOCK 2 OF MORGAN HEIGHTS ADDITION
LOTS 1-11 BLOCK 8, LOTS 1-7 BLOCK 9, LOT 1 AND 12 BLOCK 10
LOTS 1-3 AND 10-12 BLOCK 11
W.A. ARCHERS ADDITION
BEING 9.131 ACRES SITUATED IN THE
A. ANDERSON SURVEY, ABSTRACT NO. 21 AND
J. SMITH SURVEY, ABSTRACT NO. 1382
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DAB	MBM	02-22-2010	64411005	1 OF 1

FS-010-032