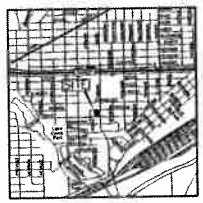


LOCATION MAP
NTS

SUMMARY

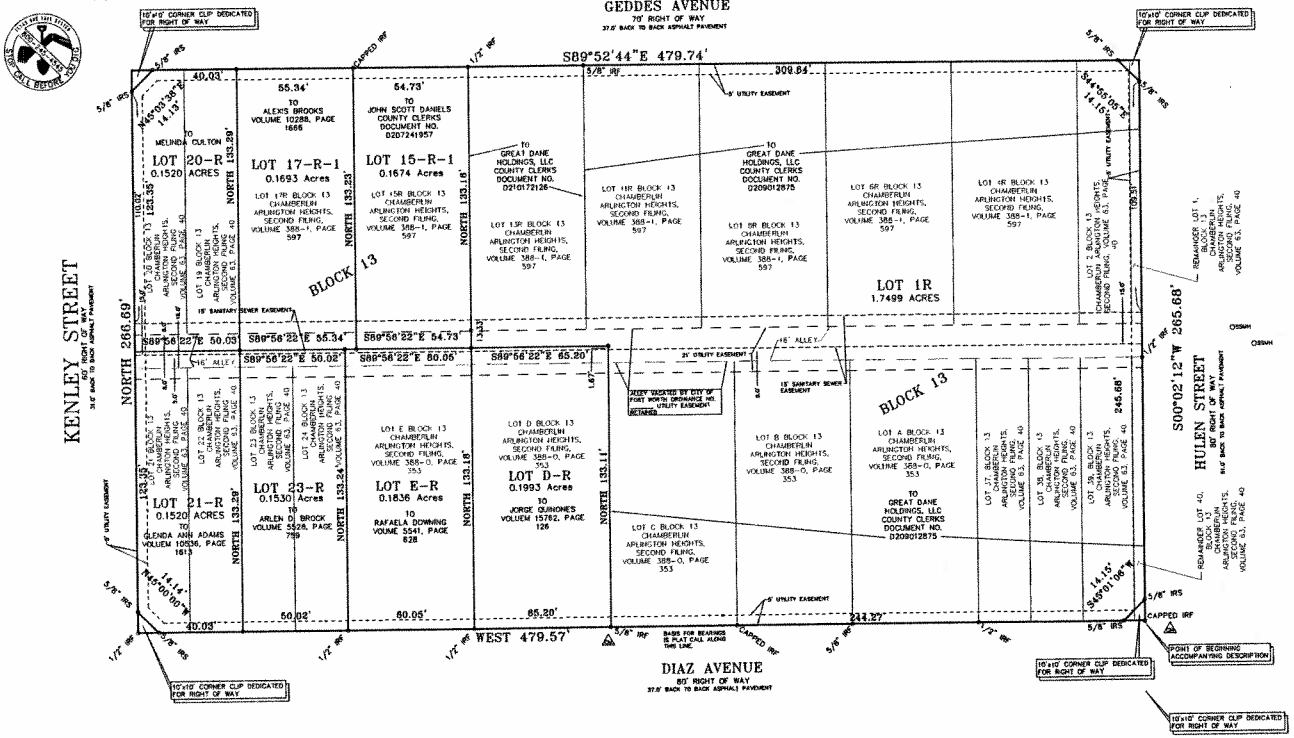
NUMBER OF LOTS = 8
NUMBER OF TOTAL ACRES = 2.9310 ACRES
ONE PHASE

MINIMUM LOT SIZE = 0.1530 OF AN ACRE

According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Area Map No. 48439 0290K Effective date: September 25, 2009 that it appears that the property lies within Zone X, and is not located within a 100 year flood zone. The reference to the 100 year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flooding propensities of this property.

THAT I, James Paul Ward, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

JAMES PAUL WARD
R.P.L.S. NO. 5806



Impact Fee

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 the schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule 2 of said ordinance, and becomes effective 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 part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the a 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.

Building Permits

No building permits shall be issued for any lot in this Subdivision until appropriate CFA other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, streetlights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

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 I this site is grading plan in some instances may be adequate; I f 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.

Urban Forestry

Compliance with Tree Ordinance #18615-05-2009 regarding urban forestry shall be required.

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 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.

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".

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.

Covenants or Restrictions are Un-altered

This replat does not vacate the pre-lexis "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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.

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 collect is determined under Schedule 2 of said Ordinance, and is due on the date a building permit is issued.

Unless noted 5/8" Capped iron rods marked "AWARD SURVEYING RPLS 5606" set at each lot corner.

STATE OF TEXAS
COUNTY OF TARRANT

WHERE AS Great Dane Holdings, LLC, acting by and through its manager Dustin Renfro, are the sole owners of all of Lots 2, 37, 38 and 39 and a portion of Lots 1 and 40 in Block 13 of CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas according to the thereof recorded in Volume 63, Page 40 of the Deed Records of Tarrant County, Texas, All of Lots A, B, and C in Block 13 of CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, according to the map thereof recorded in volume 388-O, page 353 of the said Deed Records and all of Lots 6R, 6R, 8R, 11R and 13R in Block 13 of CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, according to the map thereof recorded in volume 388-1, page 597 of the said Deed Records Jorge Quinones is the owner of Lot D in Block 13 in said Volume 388-1, Page 297 of the said Records Rafaela Downing is the owner of Lot E, in Block 13 said Volume 388-1, Page 297, John Scott Daniels is the owner of Lot 15-R, in Block 13 said Volume 388-1, Page 592, Alexis Brooks is the owner of Lot 17-R, in Block 13 said Volume 388-1, Page. 597, Melinda Culton is the owner of Lots 19 and 20 in Block 13 said Volume 63, Page 40, Glenda Ann Adams is the owner of Lots 21 and 23, in Block 13 said Volume 63, Page 40, and Arlen D. Brock is the owner of Lots 23 and 24 in Block 13 said Volume 63, Page 40, and all of the 16' alley abandoned by the City of Fort Worth Ordinance No. _____ and being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found (control monument) for the northeast corner of said Lot 40 at the intersection of the west line of Hulen Street and the north line of Diaz Avenue.

Thence west thusly for bearings per plat call) along the south line of said Lot 40 and the said north line of Diaz Avenue, to and along the south line of said Lots 39, 38, 37, A, B, C, D-R, E-R, 23-R AND 21-R a distance of 479.57/100 feet to a ½" iron rod found for the southwest corner of said Lot 21-R at the intersection of the said south line of Diaz Avenue and the east line of Kenley Street.

Thence north along the west line of said Lot 21-R and the said east line of Kenley Street, to and along the west line of said Lot 20-R, a distance of 266-69/100 feet to a capped 5/8" iron rod set marked "AWARD SURVEYING RPLS 5606" for the northwest corner of said Lot 20-R at the intersection of the said east line of Kenley Street and the south line of Geddes Avenue.

Thence north 89 degrees 52 minutes 44 seconds east, along the north line of said Lot 20-R, and the said south line of Geddes Avenue to and along the north line of said Lots 17-R-1, 15-R-1, 1'5R, 11R, 8R, 6R, 4R, 2 and Lot 1, a distance of 479-74/100 feet to a capped 5/8" iron rod set marked "AWARD SURVEYING RPLS 5606" at the intersection of the said south line of Geddes Avenue and the said west line of Hulen Street.

Thence south 00 degrees 02 minutes 12 seconds west along the west line of said Hulen Street, a distance of 265-68/100 feet to the place of beginning and containing 2-9310/10000 acres.

That, the terrainhave owners, do hereby adopt this plat designating the herein above property as LOTS 1R, 15-R-1, 17-R-1, 20-R, 21-R, 23-R, E-R, AND D-R in Block 13 of CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas and dedicate to the public the easements, alley as shown hereon.

Witness my hand, this the _____day of _____ 2011.

Great Dane Holdings, LLC

_____
Dustin Renfro
LOT 1R

Witness my hand, this the _____day of _____ 2011.

_____
JORGE QUINONES
LOT D-R

Witness my hand, this the _____day of _____ 2011.

_____
RAFAELA DOWNING
LOT E-R

Witness my hand, this the _____day of _____ 2011.

_____
JOHN SCOTT DANIELS
LOT 15-R-1

Witness my hand, this the _____day of _____ 2011.

_____
ALEXIS BROOKS
LOT 17-R-1

Witness my hand, this the _____day of _____ 2011.

_____
MELINDA CULTON
LOT 20-R

Witness my hand, this the _____day of _____ 2011.

_____
GLENDA ANN ADAMS
LOT 21-R

Witness my hand, this the _____day of _____ 2011.

_____
ARLEN D. BROCK
LOT 23-R

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Dustin Renfro 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 stated.

Given under my hand and seal on this the ___day of _____2011.

_____
Notary Public, Texas

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Jorge Quinones 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 stated.

Given under my hand and seal on this the ___day of _____ 2011.

_____
Notary Public, Texas

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Rafaela Downing 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 stated.

Given under my hand and seal on this the ___day of _____ 2011.

_____
Notary Public, Texas
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared John Scott Daniels 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 stated.

Given under my hand and seal on this the ___day of _____ 2011.

_____
Notary Public, Texas

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Alexis Brooks 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 stated.

Given under my hand and seal on this the ___day of _____ 2011.

_____
Notary Public, Texas
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Melinda Culton 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 stated.

Given under my hand and seal on this the ___day of _____ 2011.

_____
Notary Public, Texas
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Glenda Ann Adams 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 stated.

Given under my hand and seal on this the ___day of _____ 2011.

_____
Notary Public, Texas
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Arlen D. Brock 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 stated.

Given under my hand and seal on this the ___day of _____ 2011.

_____
Notary Public, Texas

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
LOTS 1R 15-R-1, 17-R-1, 20-R, 21-R, 23-R, E-R AND D-R
in Block 13
CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING,
an addition to the City of Fort Worth, Tarrant County, Texas,
being a replat of
Lot 2, 19, 20, 21, 22, 23, 24, 37, 38, 39 and the west 5 feet Lots 1 and 40 in Block 13 of
CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING,
an addition to the City of Fort Worth, Tarrant County, Texas,
according to Plat recorded in Volume 63, Page 40, Deed Records of Tarrant County, Texas,

Lots A, B, C, D and E in Block 13 of
CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING,
an addition to the City of Fort Worth, Tarrant County, Texas,
according to Plat recorded in Volume 388-O, Page 353, Deed Records of Tarrant County, Texas
and
Lots 4R, 6R, 8R, 11R 13R, 15R and 17R in Block 13 of
CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING,
an addition to the City of Fort Worth, Tarrant County, Texas,
according to Plat recorded in Volume 388-1, Page 597, Deed Records of Tarrant County, Texas.

March 3, 2011

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE: _____ 2011.

WARD SURVEYING COMPANY
PO Box 137431, LAKE WORTH, TX 76136
817-33A-WARD (332-9273) FAX 817-824-9273
survey@a-wardsurveying.com

30' 15' 0' 30' 60' 90'
GRAPHIC SCALE SCALE IN FEET= 30' AWARD PROJECT NO: 2008.1034 CITY OF FORT WORTH FS-010-123