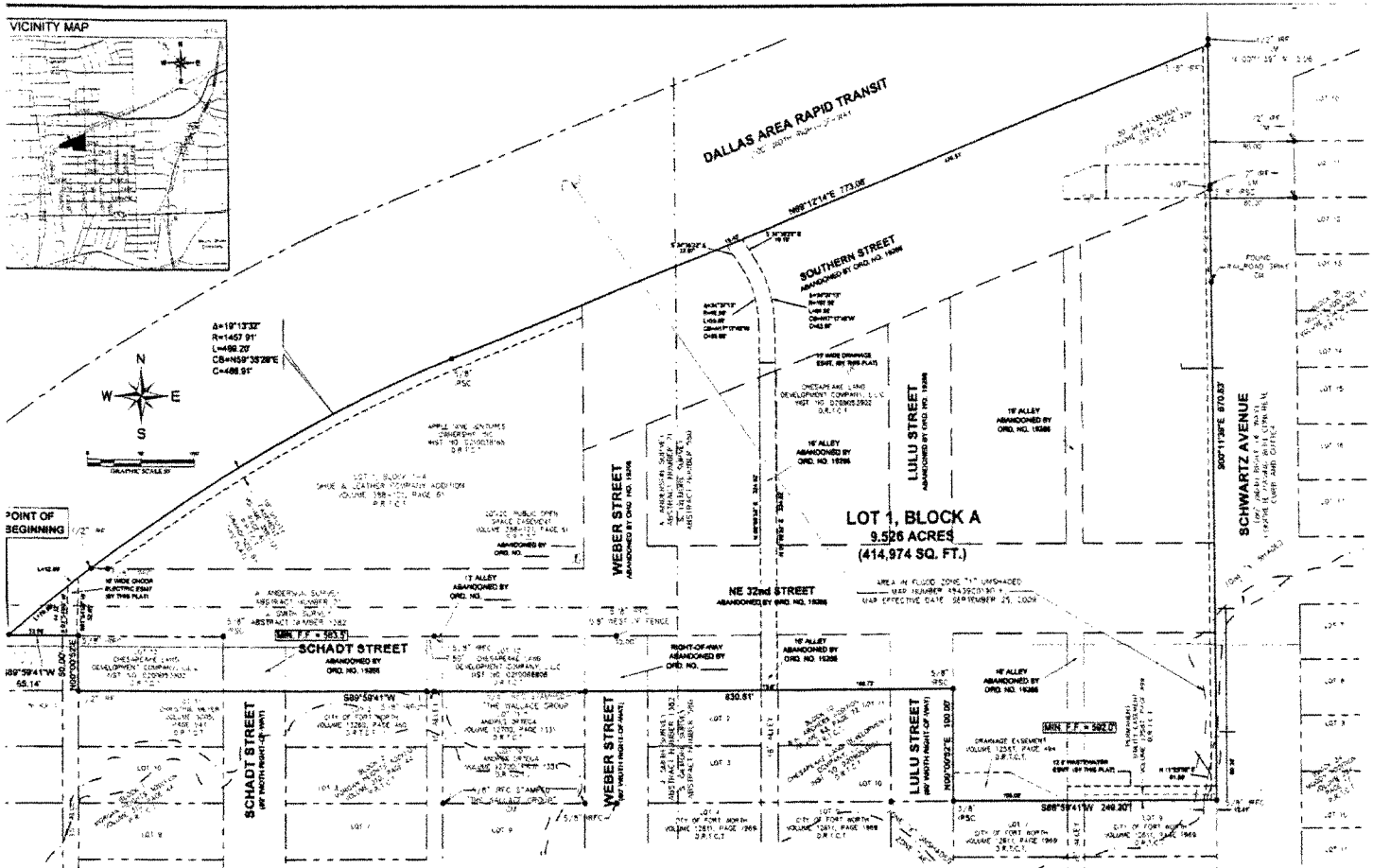

NOTES:

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 fees 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 improvements 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 permit shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable arrangements are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approved by final acceptance 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 property owner(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 easements of any type.

7.) City of Fort Worth Urban Forestry Compliance Note - Compliance with Tree Ordinance #10818-02-2009 will be required.

8.) Flood Plain / Drainage-Way Maintenance - The creeking creek, stream, river, or drainage channel (meandering along or across portions of this addition, will remain unaccepted at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-way. The City of Fort Worth will not be responsible for the maintenance, erosion control, another operation of said drainage-ways. Property owners shall keep the different drainage-ways traversing their property clean and free of debris, silt or other foreign/man-made 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 approximately outlined in storm water overflow and/or back, erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any improvements within the drainageways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

9.) Oil or Gas Well Proximity to Buildings - Buildings, 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 each building(s), without regards to intervening structures. Lots and non-residential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

10.) 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 lots who (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 assurances that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of this same.

11.) Transportation Impact Fees - The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The fees amount assessed is established on the approval 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 2 of said ordinance, and is due on the date a building permit is issued.

12.) Covenants or Restrictions are Un-altered - This Replat does not vacate the previous "Plat of Record" governing the conveyance of the subdivision, nor does it amend or remove any deed covenants or restrictions.

13.) Parkway Permit - Parkway improvements such as curb & gutter, pavement tied, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

14.) Private Maintenance Note - The City of Fort Worth shall not be held responsible for the maintenance of private streets, alleys, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to personally 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 as set forth herein.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Michael B. Mark, 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. Mark
Registered Professional Land Surveyor # 5181
KIMLEY-HORN AND ASSOCIATES, INC.
12700 Park Central Drive, Suite 1600
Dallas, Texas 75251
(972) 770-1300

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Michael B. Mark, 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 May, 2011.

Notary Public in Texas

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within (90) days after date of approval.

Plat Approved 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 / APPLICANT:

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.
6100 N. Western Avenue
Oklahoma City, OK 73116
Phone: (405) 935-8475
Fax: (405) 848-8476
Contact: Chris Keating
Email: chris.keating@chk.com

OWNER:

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

Presented in Disapproval, via: _____
Date: _____ P.R.T.C.T.

CITY FILE NO. FS-010-032
CE SITE 25 = KHA TR 118

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 owners of a tract of land situated in the A. Anderson Survey, Abstract Number 21, and the J. Smith Survey, Abstract Number 1362, located in the City of Fort Worth, Tarrant County, Texas, and being a part of a called 9.099 acre tract of land described in a Special Warranty Deed to Chesapeake Land Development Company, L.L.C., recorded in County Clerk's Inst. No. D208296865, and of a 1.413 acre tract of land described in a Special Warranty Deed to Apple Nine Ventures Ownership, Inc., recorded in County Clerk's Inst. No. D210282163 and all of a tract of land described in a Special Warranty Deed to Chesapeake Land Development Company, L.L.C., recorded in County Clerk's Inst. No. D210288609, all of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said tract being all of Lot 12, Block 1, all of Lot 1, Block 1 and all of Lot 12, Block 2 of Morgan Heights Addition, an addition to the City of Fort Worth, recorded in Volume 388, 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 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), being a portion of Lots 1-11, Block 5, Lots 1-7, Block 6, Lots 1 and 12, Block 10, Lots 1-3 and 10-12, Block 11 of the Carondelet Addition, an addition to the City of Fort Worth, recorded in Volume 63, Page 12, (P.R.T.C.T.), being all these rights-of-way vacated by City of Fort Worth Ordinance No. _____ and being more particularly described as follows:

BEGINNING 5/8 inch iron rod found for the intersection of south right-of-way line of Thirty Second Street and the southeastern 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 whence chord bears North 59° 35'28" East, a distance of 486.91 feet;

THENCE Northeasterly, along the northwesterly line of said 9.099 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°12'32" and an arc distance of 488.29 feet to a 5/8 inch iron rod with cap stamped "KHA" at the point of tangency of said circular curve;

THENCE continuing along the northwesterly line of said 9.099 acre tract for part of the way and along said southeastern right-of-way line of Dallas Area Rapid Transit, North 89°12'14" East, a distance of 773.06 feet to a 5/8 inch iron rod with cap stamped "KHA" the west right-of-way line of Southern Street (called 50' ROW);

THENCE with said west right-of-way line, South 00°11'39" East, a distance of 870.83 feet to a 5/8 inch iron found for the southeast corner of said 9.099 acre tract;

THENCE with the south line of said 9.099 acre tract, South 89°59'41" West, a distance of 249.30 feet to a 5/8 inch iron rod not stamped "KHA" in the east right-of-way line of Lulu Street (50' ROW);

THENCE leaving said south line and with said east right-of-way line, North 00°00'32" East, a distance of 190.08 feet to a 5/8 inch iron rod with cap stamped "KHA";

THENCE leaving said east right-of-way line, South 89°59'41" West, a distance of 830.81 feet to a 1/2 inch iron rod found for the southwest corner of aforesaid Lot 12, Block 1, same being on the east line of an existing 12 wide Alley;

THENCE with the west line of said Lot 12, Block 1 and the east line of said Alley, North 00°00'32" East, a distance of 60.00 feet to a 5/8 inch iron rod with cap found for the northwest corner of said Lot 12, said being 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 66.14 feet to the POINT OF BEGINNING and containing 9.526 acres (414,974 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., the owner of the hereinafter described property do hereby adopt this plat designating the herein described property as MORGAN HEIGHTS ADDITION, LOT 1, BLOCK A, an addition to the City of Fort Worth, Tarrant County, Texas. We do hereby dedicate to public use forever the rights-of-way and easements shown thereon.

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

EXECUTED THIS _____ day of _____, 2011.

By: APPLE NINE VENTURES OWNERSHIP, INC.

Henry J. Hess
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. Hess, 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 _____, 2011.

Notary Public in and for the State of Oklahoma

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

By: _____
Signature

_____
Name

_____
Title

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 _____, 2011.

Notary Public in and for the Commonwealth of Virginia

FINAL PLAT

MORGAN HEIGHTS ADDITION

LOT 1, BLOCK A
BEING A REPLAT OF
LOT 1, BLOCK 1-A OF SHOE & LEATHER COMPANY ADDITION AND
LOT 12, BLOCK 1, LOT 1 AND LOT 12, BLOCK 2 OF MORGAN HEIGHTS ADDITION
LOTS 1-11 BLOCK 5, LOTS 1-7 BLOCK 6, LOT 1 AND 12 BLOCK 10
LOTS 1-3 AND 10-12 BLOCK 11
IN A. ANDERSON SURVEY
BEING 9.372 ACRES SITUATED IN THE
A. ANDERSON SURVEY, ABSTRACT NO. 21 AND
J. SMITH SURVEY, ABSTRACT NO. 1362
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1600
Dallas, Texas 75251

Scale	Drawn by	Checked by	Date	Project No.
1" = 50'	DAB	MBM	2-23-2011	069115014