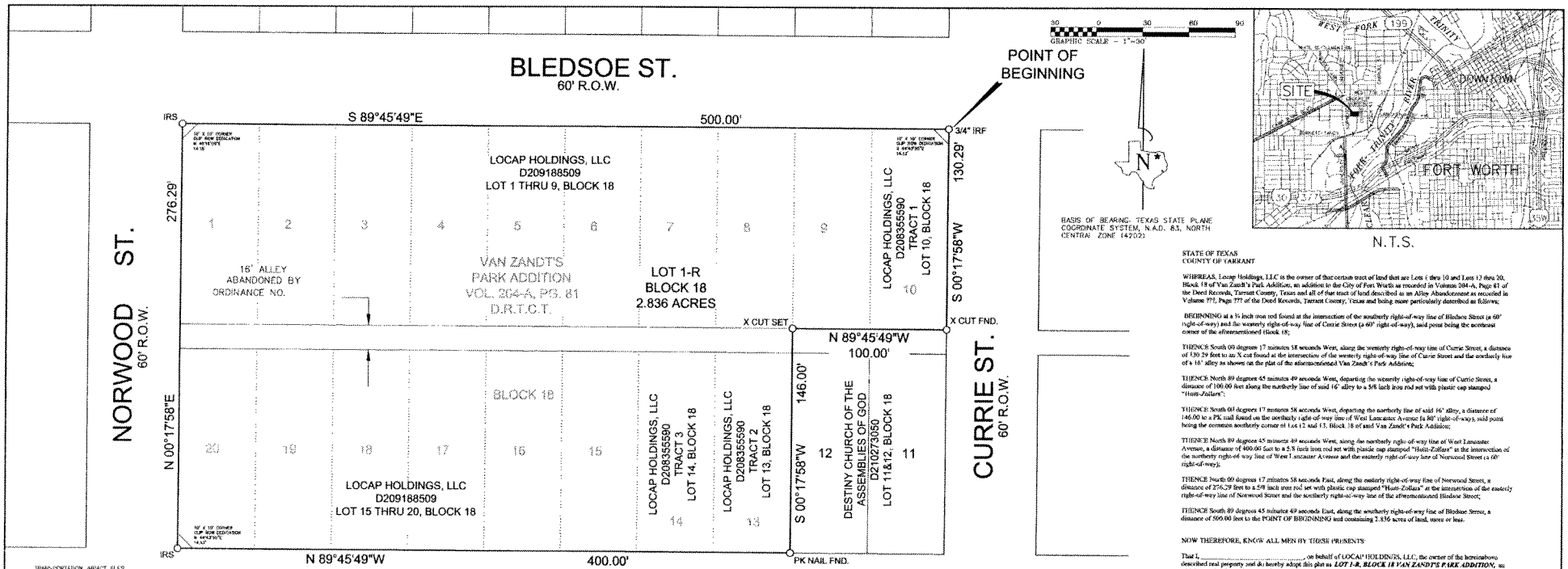


TRANSPORTATION IMPACT FEES

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 approved date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect on 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.

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 the plat application, based upon Schedule 1 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 construction 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 any of the easement 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, maintain, 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 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.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary 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.

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 no 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 pavement 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.

DRIVEWAY PERMIT

Driveway 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 driveway permit.

IRS=5/8" IRON ROD SET WITH "HUITT-ZOLLARS" CAP.

NO PORTION OF THE SUBJECT TRACT IS AFFECTED BY THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP TARRANT COUNTY, TEXAS, MAP NUMBER 48439C0305K, DATED SEPTEMBER 25, 2009

THIS PLAT FILED UNDER DOCUMENT NO. _____ DATE _____

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
This plat is void if recorded with 90 days after date of approval.
Plat Approval Date:
By _____ Chairman
By _____ Secretary

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Locap Holdings, LLC is the owner of that certain tract of land that are Lots 1 thru 10 and Lots 12 thru 20, Block 18 of Van Zandt's Park Addition, an addition to the City of Fort Worth as recorded in Volume 204-A, Page 81 of the Deed Records, Tarrant County, Texas and all of that tract of land described as an Alley Abandonment as recorded in Volume 777, Page 777 of the Deed Records, Tarrant County, Texas and being more particularly described as follows;

BEGINNING at a ½ inch iron rod found at the intersection of the southerly right-of-way line of Bledsoe Street (a 60' right-of-way) and the westerly right-of-way line of Currie Street (a 60' right-of-way), said point being the northeast corner of the aforementioned Block 18;

THENCE South 00 degrees 17 minutes 58 seconds West, along the westerly right-of-way line of Currie Street, a distance of 130.29 feet to an ½ rod found at the intersection of the westerly right-of-way line of Currie Street and the southerly line of a 16' alley as shown on the plat of the aforementioned Van Zandt's Park Addition;

THENCE North 89 degrees 45 minutes 49 seconds West, departing the westerly right-of-way line of Currie Street, a distance of 100.00 feet along the northerly line of said 16' alley to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 00 degrees 17 minutes 58 seconds West, departing the northerly line of said 16' alley, a distance of 146.00 to a PK nail found on the northerly right-of-way line of West Lancaster Avenue (a 80' right-of-way), said point being the common southerly corner of Lot 12 and 13, Block 18 of and Van Zandt's Park Addition;

THENCE North 89 degrees 45 minutes 49 seconds West, along the northerly right-of-way line of West Lancaster Avenue, a distance of 400.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the intersection of the northerly right-of-way line of West Lancaster Avenue and the easterly right-of-way line of Norwood Street (a 60' right-of-way);

THENCE North 00 degrees 17 minutes 58 seconds East, along the easterly right-of-way line of Norwood Street, a distance of 276.29 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the intersection of the easterly right-of-way line of Norwood Street and the southerly right-of-way line of the aforementioned Bledsoe Street;

THENCE South 89 degrees 45 minutes 49 seconds East, along the southerly right-of-way line of Bledsoe Street, a distance of 500.00 feet to the POINT OF BEGINNING and containing 2.836 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, _____, on behalf of LOCAP HOLDINGS, LLC, the owner of the hereinabove described real property and do hereby adopt this plat as ***LOT 1-R, BLOCK 18 VAN ZANDT'S PARK ADDITION,*** an addition to the City of Fort Worth, Tarrant County, Texas and we do hereby dedicate to the public use forever the right-of-way and easements shown hereon for the facilities and purposes stated hereon.

WITNESS MY HAND THIS _____ day of _____ 2011.

LOCAP HOLDINGS, LLC,
a Texas limited liability company

By: _____
??????
Vice President/CFO

NOTARY PUBLIC

State of Texas

This instrument was acknowledged before me on this the _____day of _____ 2011 by _____, Vice President/CFO of LOPAC HOLDINGS, LLC, a Texas limited liability company.

_____
Notary Public

SURVEYORS STATEMENT

That I, D. Rex Winchester, RPLS in the State of Texas have prepared this plat from an actual and accurate survey made on the ground. Corner monuments shall be set per the City of Fort Worth rules and regulations as state plane coordinates.

For Huitt-Zollars, Inc

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

D. Rex Winchester
Registered Professional Land Surveyor
Texas Registration No. 5191

RELEASED ON 4-11-2011

FINAL PLAT SHOWING

# LOT 1-R, BLOCK 18
# VAN ZANDT'S PARK ADDITION

AN ADDITION TO THE CITY OF FT. WORTH, TARRANT COUNTY, TEXAS
2.836 ACRES SITUATED IN THE J.M.C. LYNCH SURVEY,
ABSTRACT No. 956
BEING A REPLAT OF LOTS 1-10, 13-20, BLOCK 18
VAN ZANDT'S PARK ADDITION
CASE No. FS-011-034

APRIL 2011

OWNER
LOCAP HOLDINGS, LLC
428 W. DAVIS STREET, STUDIO 4
DALLAS, TEXAS 75208
TEL. 214-435-8797

PREPARED BY
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

Project No. 03-1252-02

SHEET 1 OF 1