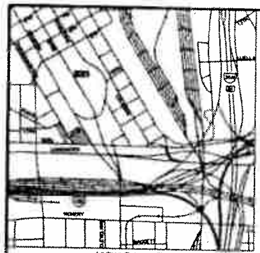


VICINITY MAP
NOT TO SCALE

NOTES:

1.) PLATTED AREA IS NOT WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 48439C0305K, REVISED SEPTEMBER 25 2009.

2.) 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 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE X 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.

3.) 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.

4.) 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.

5.) 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.

6.) 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.

7.) 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.

8.) 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.

9.) SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

10.) 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.

11.) 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.

12.) D.R.T.C.T. INDICATES DEED RECORDS TARRANT COUNTY TEXAS; P.R.T.C.T. INDICATES PLAT RECORDS TARRANT COUNTY TEXAS, O.P.R.T.C.T. INDICATED OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

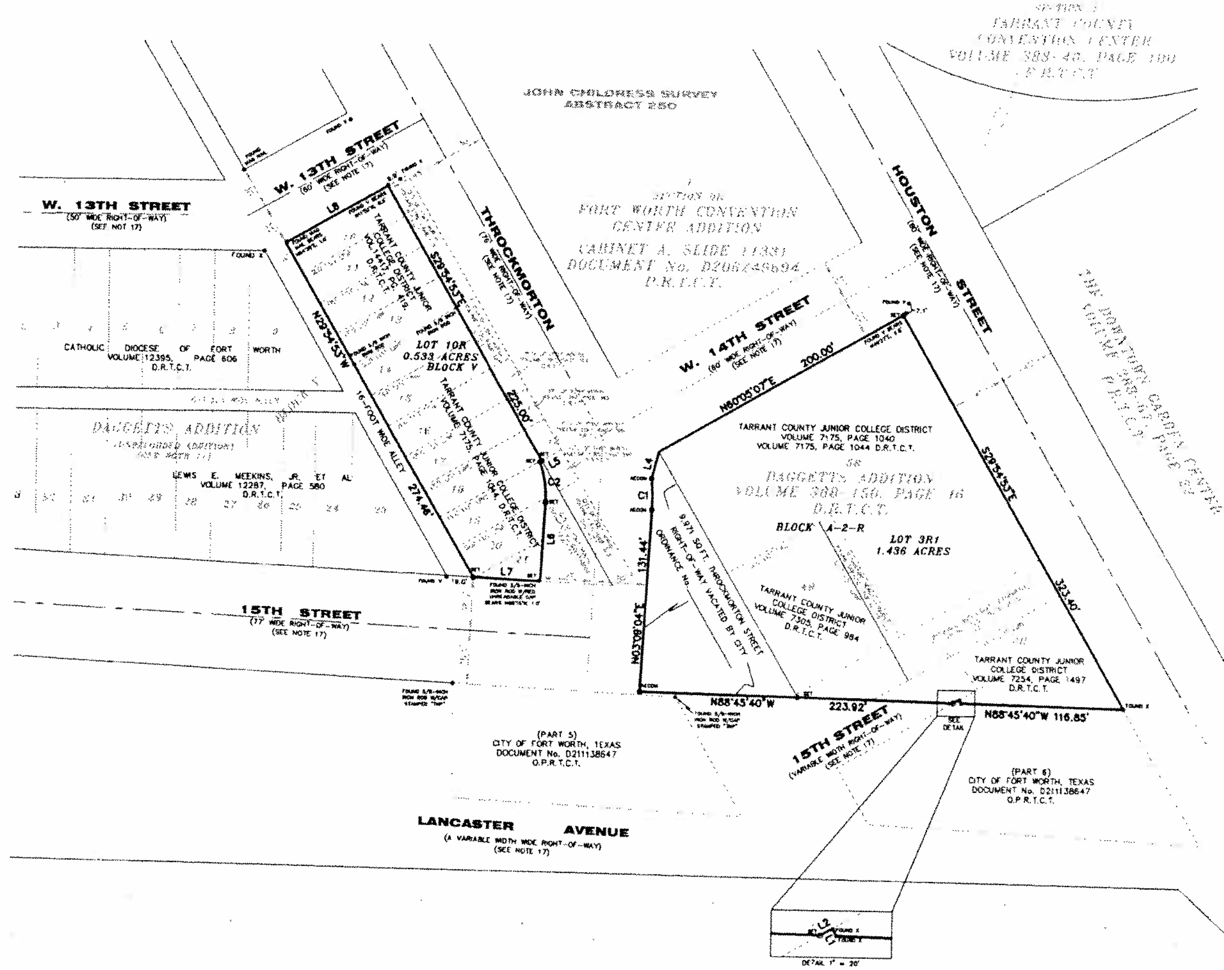
13.) DIRECTIONAL CONTROL BASED ON NORTH AMERICAN DATUM OF 1927 AND THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF FORT WORTH BY INSTRUMENT RECORDED IN DOCUMENT No. D204388504, D.R.T.C.T.

14.) COMPLIANCE WITH ORDINANCE 18615-05-2009 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.

15.) SET = PK NAIL WITH SHINER, AECOM = 5/8-INCH IRON ROD WITH CAP STAMPED "AECOM".

16.) EASEMENTS SHOWN HEREON ARE AS SHOWN ON FINAL PLAT OF DAGGETT'S ADDITION, RECORDED IN VOLUME 388-150, SLIDE 46, P.R.T.C.T., UNLESS NOTED OTHERWISE.

17.) SHOWN HEREON AS REFERENCED IN BOOK "MAP OF FORT WORTH TEXAS CENTENNIAL EDITION" PUBLISHED BY BROOKS BAKER IN 1949, UNLESS NOTED OTHERWISE.



N

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD
C1	22.49'	08°32'06"	151.00'	N01°06'59"W	22.47'
C2	29.80'	22°45'46"	75.00'	S08°13'49"E	29.60'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N29°54'53"W	2.95'
L2	S60°05'07"W	4.88'
L3		
L4	N14°23'11"E	20.00'
L5	S60°05'07"W	1.55'
L6	S03°09'04"W	57.04'
L7	N87°18'49"W	47.98'
L8	N60°05'07"E	84.03'

FINAL PLAT OF
LOT 3R1, BLOCK A-2-R;
AND LOT 10R, BLOCK V
OF

DAGGETT'S ADDITION

BEING A REPLAT OF ALL OF
LOTS 3R-5R, BLOCK A-2-R
AND A PORTION OF
LOTS 10-21, BLOCK V
OF
DAGGETT'S ADDITION
AND A PORTION OF VACATED
THROCKMORTON STREET

1.969 ACRES SITUATED IN THE
JOHN CHILDRESS SURVEY, ABSTRACT NO. 250,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING ALL OF LOTS 3R, 4R & 5R, BLOCK A-2-R,
DAGGETT'S ADDITION
VOLUME 388-150, PAGE 46 P.R.T.C.T.
AND A PORTION OF
LOTS 10-21, BLOCK V
DAGGETT'S ADDITION
(NO DEED OF RECORD FOUND)
AS SHOWN IN "MAP OF FORT WORTH, TEXAS CENTENNIAL ADDITION" PUBLISHED BY BROOKS BAKER SURVEYORS IN 1949
AND A 9,971 SQ. FT. OF THROCKMORTON STREET
VACATED BY CITY ORDINANCE ____________

PREPARED FOR:
TARRANT COUNTY COLLEGE DISTRICT
1500 HOUSTON STREET
FORT WORTH, TEXAS 76102
817.515.5100

2 LOTS 2 BLOCKS

PLAT PREPARED:
SEPTEMBER 09, 2011

PREPARED BY:
AECOM
1200 SUMMIT AVENUE, SUITE 600
FORT WORTH, TEXAS 76102
(817) 698-6770
FAX (817) 698-6771

AECOM JOB No. 60219313
CASE No.

S-011-131

DEVELOPMENT YIELD

GROSS SITE AREA (ACREAGE): 1.969 TOTAL NUMBER OF LOTS: 2
TOTAL RESIDENTIAL: LOTS: 0 NUMBER/ 0 ACREAGE
SINGLE FAMILY DETACHED: 0 SINGLE FAMILY ATTACHED 0
TWO FAMILY LOTS 0 MULTIFAMILY LOTS 0
TOTAL No. DWELLING UNITS: 0
TOTAL NON-RESIDENTIAL: LOTS: 2 NUMBER/ 1.969 ACREAGE
COMMERCIAL LOTS: 2 / INDUSTRIAL LOTS 0 /
OPEN SPACE LOTS 0 / RIGHT-OF-WAY 0 /

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

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

PLAT APPROVED DATE: ____________

BY: ____________
CHAIRPERSON

BY: ____________
SECRETARY

SURVEYOR'S CERTIFICATION

I, JAMES T. MULLER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JULY 2011 AND THAT ALL CORNERS ARE AS SHOWN.

____
JAMES T. MULLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4522

THIS PLAT FILED IN DOCUMENT No ____________ DATE ____________