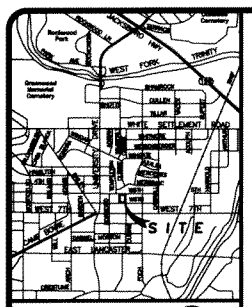


LOCATION MAP
SCALE: 1" = 2000'

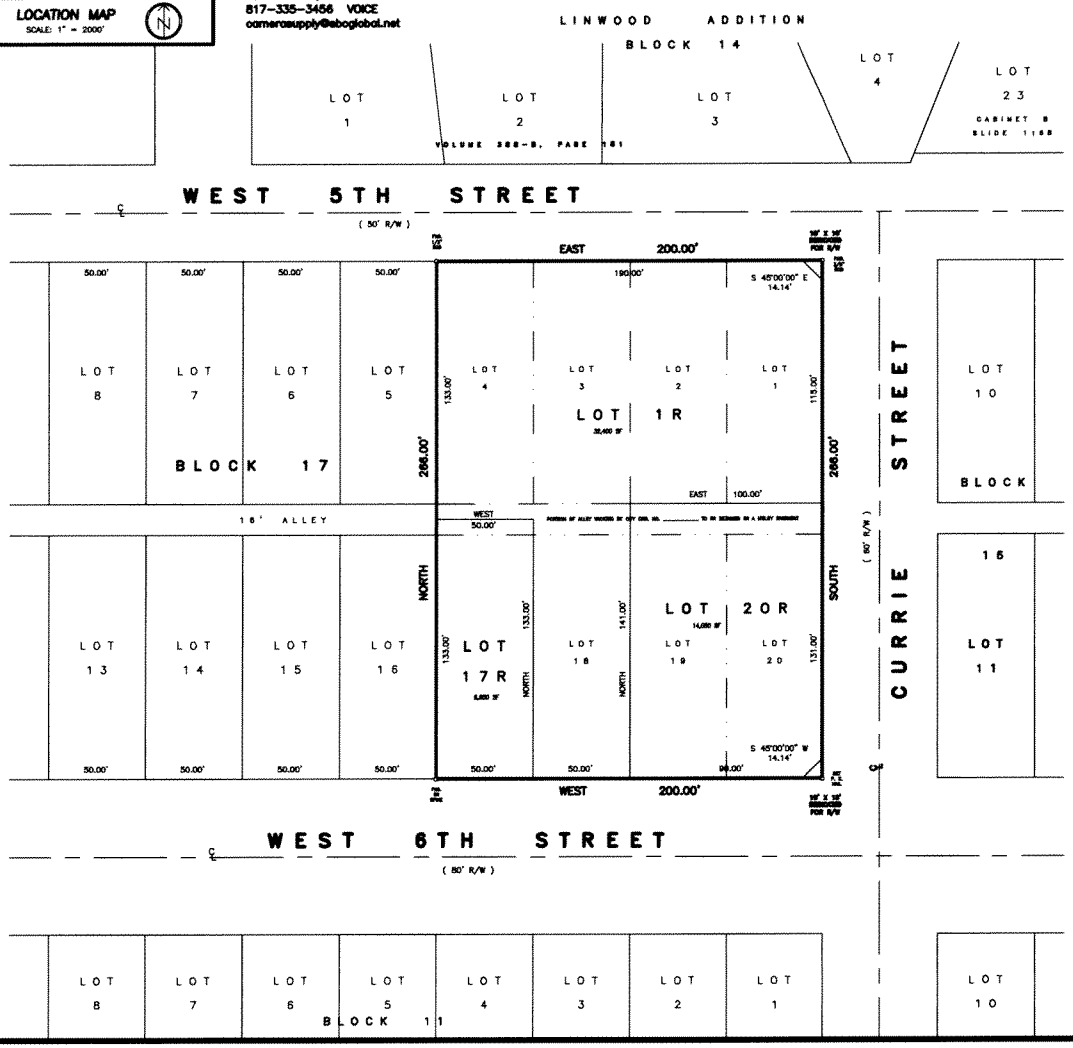
OWNER (LOT 1R):
FORT WORTH MIDTOWN RV PARK, INC.
ROBERT W. ROBERTSON
2906 WEST 6TH STREET
FORT WORTH, TEXAS 76107
817-229-3249 VOICE

OWNER (LOT 17R):
JAMES R. CLAUNCH
11012 ROLLING HILLS COURT
FORT WORTH, TEXAS 76126
817-335-4003 VOICE

OWNER (LOT 20R):
FORT WORTH CAMERA LLC
JEFFREY T. MASURE
2900 WEST 6TH STREET
FORT WORTH, TEXAS 76107
817-335-3456 VOICE
camerasupply@aboglobal.net

SURVEYOR:
GRANT ENGINEERING, INC.
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4141 FAX
jagrant3@aol.com

SCALE: 1" = 30'
0 10 20 50 100



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT:

FORT WORTH MIDTOWN RV PARK, INC. (OR TO LOT 1R),
JAMES R. CLAUNCH (OR TO LOT 17R), AND
FORT WORTH CAMERA, LLC (OR TO LOT 20R),

BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4, 17, 18, 19 AND 20, BLOCK 17, K. M. VANZANDT'S 2ND ADDITION ON THE WEST FORK TRINITY RIVER, A PLAT OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 118, PLAT RECORDS, TARRANT COUNTY, TEXAS;

TOGETHER WITH A PORTION OF A 16 FEET WIDE PUBLIC ALLEY LYING BETWEEN SAID LOTS, AS VACATED BY CITY ORDINANCE NO. _____;

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, AND LAND TO BE DEDICATED AGAIN AS:

LOTS 1R, 17R AND 20R, BLOCK 17
K. M. VANZANDT'S 2ND ADDITION
TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON, IN WITNESS WHEREOF, WE HAVE SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED.

DATE _____ ROBERT W. ROBERTSON
FOR MIDTOWN RV PARK, INC.

DATE _____ JAMES R. CLAUNCH

DATE _____ JEFFREY T. MASURE
FOR FORT WORTH CAMERA, LLC

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT W. ROBERTSON, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY SHOWN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2012.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES R. CLAUNCH, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY SHOWN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2012.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFREY T. MASURE, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY SHOWN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2012.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
STATE OF TEXAS

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS OF DATE OF APPROVAL.

PLAT APPROVAL DATE: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT RECORDED BY

INSTRUMENT NO. _____

DATE _____

Grant Engineering, Inc.
Engineers 3244 Hemphill Street
Surveyors Fort Worth, Texas 76110-4014
Planners 817-923-3131

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN APRIL, 2007, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

STATE OF TEXAS
JOHN A. GRANT, III
4151
REGISTERED PROFESSIONAL LAND SURVEYOR

_____
JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

GENERAL PLAT NOTES

1. 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 SEWER, STREET LIGHTS, SIDEWALKS OR PARKING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

2. 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.

3. 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 THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

4. 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".

5. CONSTRUCTION PROHIBITED OVER EASEMENTS:
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.

6. 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 AGREEMENT THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

7. FLOODPLAIN STATEMENT:
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY #060184, PANEL 0350-K, EFF. DATE 9-25-09

8. DEED RESTRICTION NOTE:
THIS REVISED PLAT 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.

9. 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 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.

10. PARKWAY PERMIT:
PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

11. PRIVATE COMMON AREAS AND FACILITIES:
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES, AND DRAINAGE FACILITIES, AND SAID OWNERS
SHALL AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS, AS SET FORTH HEREIN.

FINAL PLAT
LOTS 1R, 17R & 20R, BLOCK 17
K. M. VANZANDT'S 2ND ADDITION
TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

A REVISION OF
LOTS 1, 2, 3, 4, 17, 18
19 & 20, BLOCK 17
K. M. VANZANDT'S 2ND ADDITION
AS RECORDED IN VOLUME 106, PAGE 118
PLAT RECORDS, TARRANT COUNTY, TEXAS

TOGETHER WITH
THAT PORTION OF THE 16 FEET WIDE ALLEY
LYING BETWEEN SAID LOTS
AS VACATED BY CITY ORDINANCE NO. _____

FEBRUARY, 2012
1.2213 ACRES
3 NON-RESIDENTIAL LOTS

FS - 012 - XXX

FS - 012 - XXX