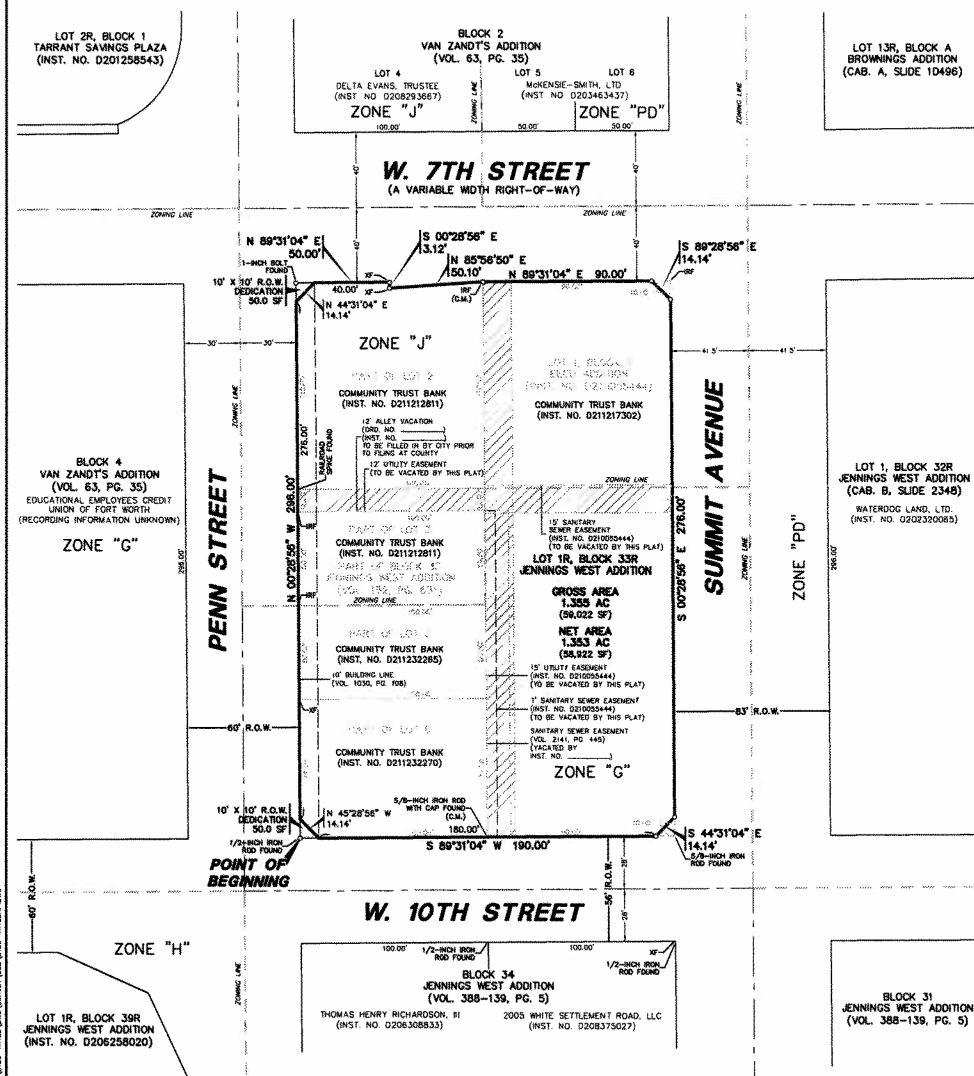
FS-011-079



FILED FOR RECORD IN CABINET ____ SLIDE ____ P.R.T.C.T., DATE ____

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Community Trust Bank is the owner of a 1.355 acre tract of land situated in the Sarah Gray Jennings Survey, Abstract No. 844, Tarrant County, Texas; said tract being part of Lots 2 and 6, all of Lot 3 and part of a 12-foot wide ally in Block 33, Jennings West Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 152, Page 631 of the Deed Records of Tarrant County, Texas; and being all of Lot 1, Block 1, EECU Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Instrument No. D210055444 of the Official Public Records of Tarrant County, Texas; and being all of that tract of land described in General Warranty Deed's to Community Trust Bank recorded in Instrument Nos. D211217302, D211232265 and D211232270 all of said Official Public Records; and being all of that tract of land described in the Special Warranty Deed to Community Trust Bank recorded in Instrument No. D211212811 of said Official Public Records; said 1.355 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the east right-of-way line of Penn Street (a 60-foot wide right-of-way) and the north right-of-way line of W. 10th Street (a 56-foot wide right-of-way; same being in the north line of that deed to the City of Fort Worth recorded in Volume 2530, Page 449 of said Deed Records);

THENCE, North 00 degrees, 28 minutes, 56 seconds West, along the said east line of Penn Street, a distance of 296.00 feet to a 1-inch bolt found at the intersection of the said east line of Penn Street and the south right-of-way line of W. 7th Street (a variable with right of way);

THENCE, in an easterly direction, along the said south line of W. 7th Street, the following three (3) calls:

North 89 degrees, 31 minutes, 04 seconds East, a distance of 50.00 feet to a "+" cut in concrete found for corner;

South 00 degrees, 28 minutes, 56 seconds East, a distance of 3.12 feet to a "+" cut in concrete found for corner;

North 85 degrees, 56 minutes, 50 seconds East, a distance of 50.10 feet to a 1/2-inch iron rod found in the east line of said Lot 2; said point being the northwest corner of said Lot 1;

North 89 degrees, 31 minutes, 04 seconds East, a distance of 90.00 feet to the north end of a corner clip at the intersection of the said south line of W. 7th Street and the west right-of-way line of Summit Avenue (an 83-foot wide right-of-way);

THENCE, South 45 degrees, 28 minutes, 56 seconds East, along the said corner clip, a distance of 14.14 feet to a point for corner in the said west line of Summit Avenue;

THENCE, South 00 degrees, 28 minutes, 56 seconds East, along the said west line of Summit Avenue, a distance of 276.00 feet to the east end of a corner clip at the intersection of the said west line of Summit Avenue and the said north line of W. 10th Street;

THENCE, South 44 degrees, 31 minutes, 04 seconds West, along the said corner clip, a distance of 14.14 feet to a point for corner;

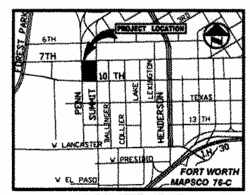
THENCE, South 89 degrees, 31 minutes, 04 seconds West, along the said north line of W. 10th Street, a distance of 190.00 feet to the POINT OF BEGINNING;

CONTAINING: 59,022 square feet or 1.355 acres of land, more or less.

NOTES

1. Bearing system for this survey is based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas, Zone 4202, based on observations made on June 27th, 2011.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0190K, Community-Panel No. 480596 0190 K, Effective Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

   Zone "X" – Other Areas: Areas determined to be outside 0.2% annual chance floodplain.
3. Compliance with Ordinance No. 18615-05-2009 regarding urban forestry shall be required for this site.



VICINITY MAP
(NOT TO SCALE)

LEGEND

IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP FOUND
XF	"+" CUT IN CONCRETE FOUND
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	EASEMENT LINE
	CENTER LINE
	TO BE VACATED BY THIS PLAT

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

LOT 1R, BLOCK 33R
JENNINGS WEST ADDITION
REF. CASE NO. RP-____
ALLEY VACATION: VA-011-014

OWNER:
COMMUNITY TRUST BANK
3000 W. 7TH STREET, SUITE 120
FORT WORTH, TX 76107
(817) 665-6820
CONTACT:

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
6000 WESTERN PLACE, SUITE 625
FORT WORTH, TX 76107
817-412-7155
CONTACT: MICHAEL L. LEWIS, JR.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, Community Trust Bank does hereby adopt this plat as **LOT 1R, BLOCK 33R, JENNINGS WEST ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instrument as shown hereon, any public utility including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems, on any of the easements shown on the plat subject to provisions of any separate instruments creating such easements or rights-of-way and any public utility including the City of Fort Worth shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing from all or part of its respective systems without the necessity at any time of procuring the permission of anyone, subject to the provisions of the separate dedication instruments referenced in this plat.

Executed this the ____ day of ________, 2011.

By: ____
Name:
Title:

BEFORE ME, the undersigned, a Notary Public in and for the County and 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 consideration therein expressed, and in the capacity thereih.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of ________, 2011.

Notary Public in and for the State of ____
My Commission Expires: ____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on September 9, 2011, and that all corners are shown hereon.

STATE OF TEXAS · MICHAEL LARRY LEWIS, JR. · 5773 · PROFESSIONAL LAND SURVEYOR

PRELIMINARY
RELEASED 12/7/11 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Michael Larry Lewis, Jr.
Registered Professional Land Surveyor No. 5773

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Larry Lewis, Jr., 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 consideration therein expressed, and in the capacity thereih.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of ________, 2011.

Notary Public in and for the State of ____
My Commission Expires: ____

CITY OF FORT WORTH, TEXAS
STANDARD PLAT NOTES

Water / Wastewater Impact Fees

The [redacted] of Fort Worth has an ordinance implementing the assessment and collection of water and [redacted] impact fees. The total amount [redacted] is established on the filing date of this plat application, [redacted] Schedule I of the impact fee [redacted] in effect as of the date of the plat. The amount to be [redacted] under Schedule II of [redacted], and becomes effective on the date a building [redacted] or on the connection date to the [redacted] 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 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.

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 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 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.

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.

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.

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".

Oil or Gas Well Proximity to Buildings

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.

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

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.

Covenants or Restrictions are Un-altered

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.

REPLAT
LOT 1R, BLOCK 33R
JENNINGS WEST ADDITION

PART OF LOTS 2 AND 6, ALL OF LOT 3
AND A 12-FOOT WIDE ALLEY IN
BLOCK 33, JENNINGS WEST ADDITION
AND ALL OF LOT 1, BLOCK 1, EECU ADDITION
LOCATED IN THE CITY OF FORT WORTH, TEXAS
AND BEING OUT OF THE
SARAH GRAY JENNINGS SURVEY, ABSTRACT NO. 844,
TARRANT COUNTY, TEXAS

Pacheco Koch
DALLAS • FORT WORTH • HOUSTON

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAD	MLL	1"=30'	DEC. 2011	2100-11.183

RTIDWELL 12/07/2011 - 5:05PM
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