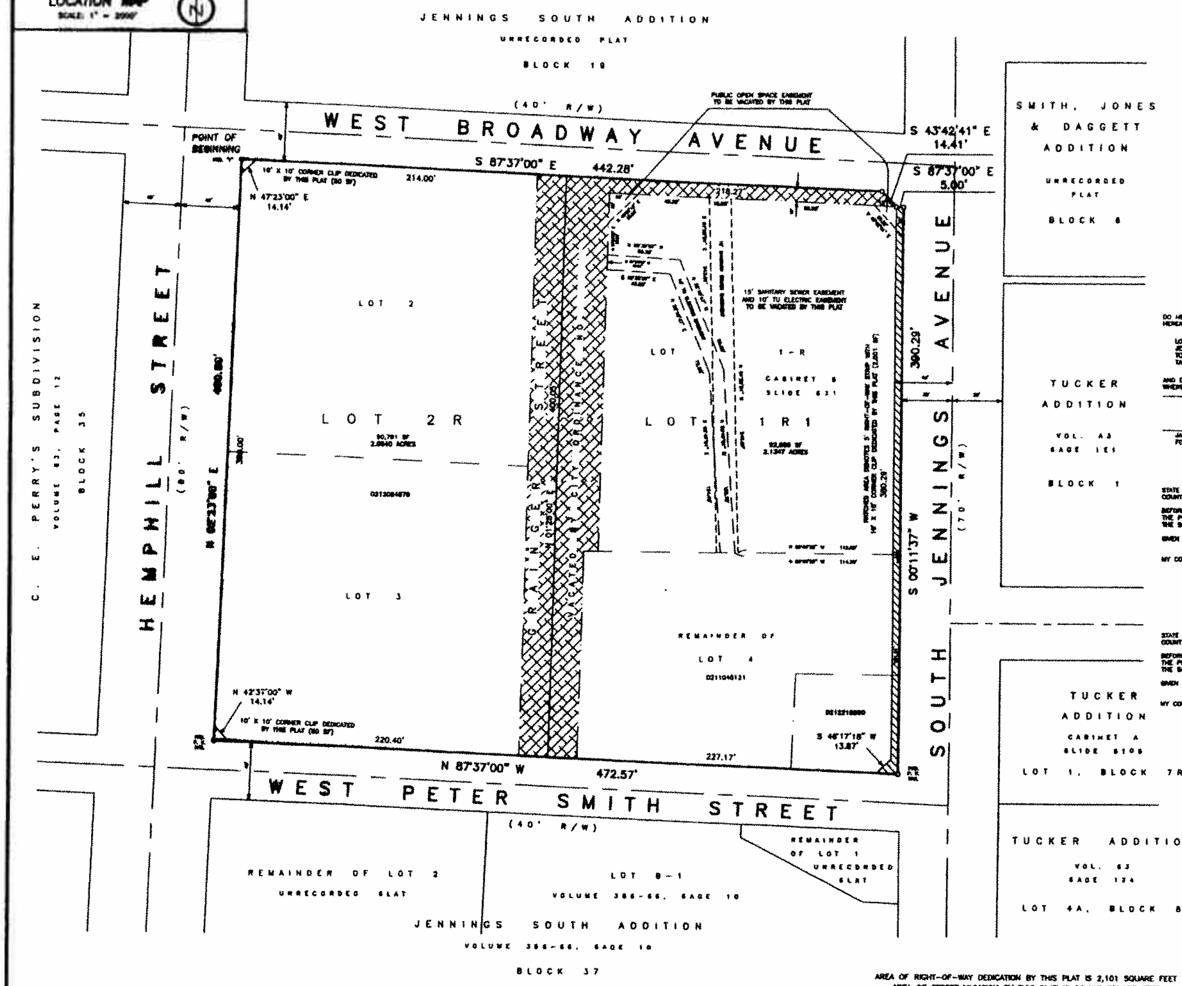
OWNERS:

JENNINGS AND HEMPHILL, LLC
8300 RIDGLEA PLACE SUITE 1107
FORT WORTH, TEXAS 76116
817-763-9999 VOICE
jason.brown@dosaknight.com
ATT: JASON BROWN

VGA LEASING, LP
7240 CHASE OAKS BOULEVARD
PLANO, TEXAS 75025
817-701-8432 VOICE
justin@henryinterests.com
ATT: JUSTIN HENRY

SURVEYOR:

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



AREA OF RIGHT-OF-WAY DEDICATION BY THIS PLAT IS 2,101 SQUARE FEET
AREA OF STREET VACATION BY THIS PLAT IS 20,468 SQUARE FEET

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT JENNINGS AND HEMPHILL, LLC, AND VGA LEASING, LP, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY BY VIRTUE OF THE DEEDS RECORDED UNDER CLERK'S FILE NUMBERS D211046121 AND D212218880 AS TO JENNINGS AND HEMPHILL, LLC, AND D213084879 AS TO VGA LEASING, LP:

A 4.2670 ACRE TRACT IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING:

ALL OF LOT 1-R, BLOCK 36, JENNINGS SOUTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN CABINET B, SLIDE 931, PLAT RECORDS, TARRANT COUNTY, TEXAS;

TOGETHER WITH

ALL OF LOTS 2 AND 3 AND A PORTION OF LOT 4, BLOCK 36, JENNINGS SOUTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AN UNRECORDED PLAT;

TOGETHER WITH

THAT PORTION OF THE RIGHT-OF-WAY OF GRAINGER STREET, A PUBLIC STREET WITH A VARIABLE WIDTH, LYING BETWEEN WEST BROADWAY AVENUE ON THE NORTH, AND WEST PETER SMITH STREET ON THE SOUTH, AND A 10 FEET WIDE PORTION OF THE RIGHT-OF-WAY OF WEST BROADWAY AVENUE, A PUBLIC STREET WITH A VARIABLE WIDTH, LYING BETWEEN SOUTH JENNINGS AVENUE ON THE EAST, AND GRAINGER STREET ON THE WEST, ALL AS VACATED BY CITY ORDINANCE NO. ____________;

SAID COMBINED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

[redacted] AT A FOUND "Y" IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 2, AT THE [redacted] THE SOUTH RIGHT-OF-WAY LINE OF WEST BROADWAY AVENUE, A PUBLIC STREET WITH A [redacted], AND THE EAST RIGHT-OF-WAY LINE OF HEMPHILL STREET, AN 80 FEET WIDE PUBLIC [redacted]

THENCE SOUTH 87°37'00" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST BROADWAY AVENUE, 442.28 FEET TO A POINT;

THENCE SOUTH 43°42'41" EAST, 14.42 FEET TO A POINT;

THENCE SOUTH 87°37'00" EAST, 5.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1-R, AND IN THE WEST RIGHT-OF-WAY LINE SOUTH JENNINGS AVENUE, A 70 FEET WIDE PUBLIC STREET;

THENCE SOUTH 00°11'37" WEST ALONG THE EAST LINE OF SAID LOT 1-R AND THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH JENNINGS AVENUE, AT 238.47 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 1-R, AND CONTINUING ALONG THE EAST LINE OF THE REMAINDER OF SAID LOT 4 AND THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH JENNINGS AVENUE, IN ALL 380.29 FEET TO A FOUND P. K. NAIL AT THE SOUTHEAST CORNER OF SAID LOT 4 AND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PETER SMITH STREET, A 40 FEET WIDE PUBLIC STREET, AND THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH JENNINGS AVENUE;

THENCE NORTH 87°37'00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WEST PETER SMITH STREET, 472.57 FEET TO A FOUND P. K. NAIL AT THE SOUTHWEST CORNER OF SAID LOT 3 AND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID WEST PETER SMITH STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET;

THENCE NORTH 02°23'00" EAST ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET, AT 380.00 FEET PASSING THE COMMON CORNER OF SAID LOTS 3 AND 2, CONTINUING ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET, IN ALL 480.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.2670 ACRES (185,870 SQUARE FEET) OF LAND, MORE OR LESS.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS 1R1 & 2R, BLOCK 36
JENNINGS SOUTH ADDITION
TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, WE HEREBY SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS ________ DAY OF ____________, 2013

JASON BROWN
FOR JENNINGS AND HEMPHILL, LLC

JUSTIN HENRY
FOR VGA LEASING, LP

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON BROWN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ________ DAY OF ____________, 2013.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
STATE OF TEXAS

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN HENRY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ________ DAY OF ____________, 2013.

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 Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 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 JULY, 2013, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

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 DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

2. UTILITY [redacted]
ANY [redacted] THE RIGHT TO MOVE AND KEEP [redacted] OR IMPROVEMENT WHICH [redacted] EFFICIENCY OF ITS [redacted] HAVE THE [redacted]

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 [redacted] MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE [redacted] WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS, AND THE CURRENT OWNER [redacted] LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING [redacted] A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE [redacted] 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 DESIGNATION: ZONE X, COMMUNITY 480596, PANEL 0305-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 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.

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

12. PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 PSI.

FINAL PLAT

LOTS 1R1 & 2R, BLOCK 36
JENNINGS SOUTH ADDITION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

A REVISION OF
LOT 1-R, BLOCK 36
JENNINGS SOUTH ADDITION
AS RECORDED IN CABINET B, SLIDE 931
PLAT RECORDS, TARRANT COUNTY, TEXAS

TOGETHER WITH

ALL OF LOTS 2 AND 3
AND A PORTION OF LOT 4, BLOCK 36
JENNINGS SOUTH ADDITION
AN UNRECORDED PLAT

TOGETHER WITH

THAT PORTION OF GRAINGER STREET BETWEEN
WEST BROADWAY AVENUE ON THE NORTH AND
WEST PETER SMITH STREET ON THE SOUTH
AND A TEN FEET WIDE STRIP OF WEST BROADWAY AVENUE
BETWEEN SOUTH JENNINGS AVENUE ON THE EAST AND
GRAINGER STREET ON THE WEST
AS VACATED BY CITY ORDINANCE NO. ____________

AUGUST, 2013
4.2670 ACRES
2 NON-RESIDENTIAL LOTS

FS - 013 - XXX

FS - 013 - XXX