

Grant Engineering, Inc.

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

SURVEYOR'S CERTIFICATE

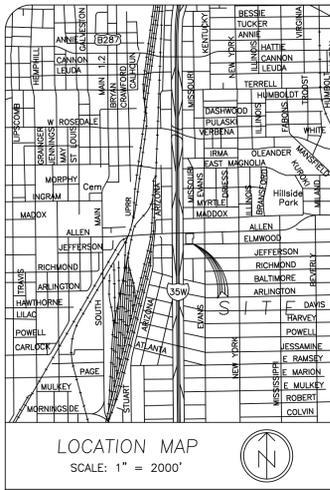
I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN MAY, 2009, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



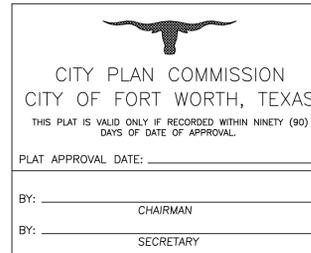
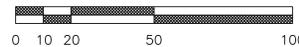
JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

GENERAL PLAT NOTES

- 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.
- 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.
- 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.
- 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 OR UTILITY EASEMENT OF ANY TYPE.
- 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.
- FLOODPLAIN STATEMENT:**
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0305-K, EFF. DATE 9-25-09.
- 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.
- 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 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.
- TREE PRESERVATION ORDINANCE COMPLIANCE:**
COMPLIANCE WITH THE CITY OF FORT WORTH TREE PRESERVATION ORDINANCE NO. 18615-05-2009 IS REQUIRED.
- 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 AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.**
- A COMMUNITY FACILITIES AGREEMENT (CFA) MAY BE REQUIRED AT TIME OF BUILDING PERMIT FOR STREETS, ALLEY, SIDEWALKS, DRAINAGE, STREET LIGHTS AND SIGNS.**
- A COMMUNITY FACILITIES AGREEMENT (CFA) MAY BE REQUIRED AT TIME OF BUILDING PERMIT FOR WATER AND SEWER IMPROVEMENTS.**



SCALE: 1" = 30'



PLAT RECORDED

INST. NO. _____

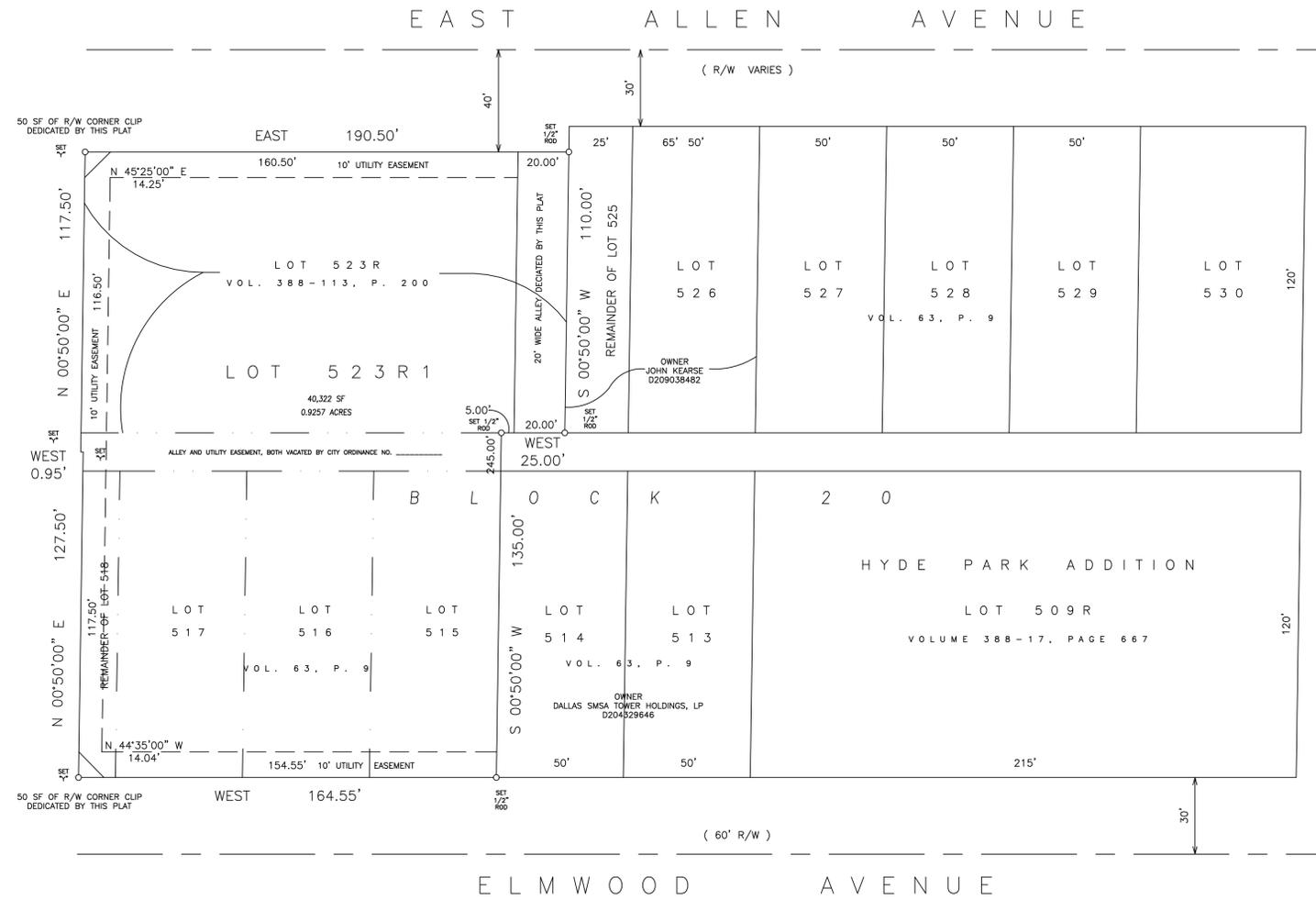
DATE _____

OWNER:

SPOON INDUSTRIES, INC.
GARY WEATHERSPOON, PRESIDENT
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garrhon1@hotmail.com

SURVEYOR:

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FORT WORTH, TEXAS 76110-4014
JOHN A. GRANT, III. RPLS 4151
817-923-3131 VOICE
817-923-4141 FAX
jagrnt3@aol.com



NOTE:
THE NORTH ONE-HALF (7.5 FEET) OF THE ALLEY ADJACENT TO THE SOUTH LINE OF LOT 523R WAS DEDICATED BY THE PLAT RECORDED IN VOLUME 388-113, PAGE 200, PLAT RECORDS, TARRANT COUNTY, TEXAS.
THE SOUTH ONE-HALF (7.5 FEET) OF THE ALLEY ACROSS THE NORTH END OF LOTS 515, 516, 517 AND THE REMAINDER OF LOT 518 WAS RESERVED IN THE DEED RECORDED IN VOLUME 133, PAGE 258, DEED RECORDS, TARRANT COUNTY, TEXAS.
THERE IS NO AVAILABLE RECORDING INFORMATION FOR THE REMAINDER OF THE ALLEY LYING EAST OF THE SUBJECT PROPERTY AND WEST OF EVANS AVENUE, EXCEPT FOR THE SOUTH HALF OF THE ALLEY ADJACENT TO LOT 509R, WHICH WAS DEDICATED BY THE PLAT RECORDED IN VOLUME 388-113, PAGE 667, DEED RECORDS, TARRANT COUNTY, TEXAS.

FINAL PLAT
LOT 523R1, BLOCK 20
HYDE PARK ADDITION
TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
A REVISION OF
LOT 523R, BLOCK 20, HYDE PARK ADDITION
AS RECORDED IN
VOLUME 388-113, PAGE 200, PLAT RECORDS
TARRANT COUNTY, TEXAS
ALL OF LOTS 515, 516 & 517 AND A PORTION
OF LOT 518, BLOCK 20, HYDE PARK ADDITION
AS RECORDED IN
VOLUME 63, PAGE 9, PLAT RECORDS
TARRANT COUNTY, TEXAS
TOGETHER WITH THAT PORTION OF
THE PUBLIC ALLEY VACATED BY
CITY ORDINANCE NO. _____
MARCH, 2013
0.9911 ACRES
1 NON-RESIDENTIAL LOT