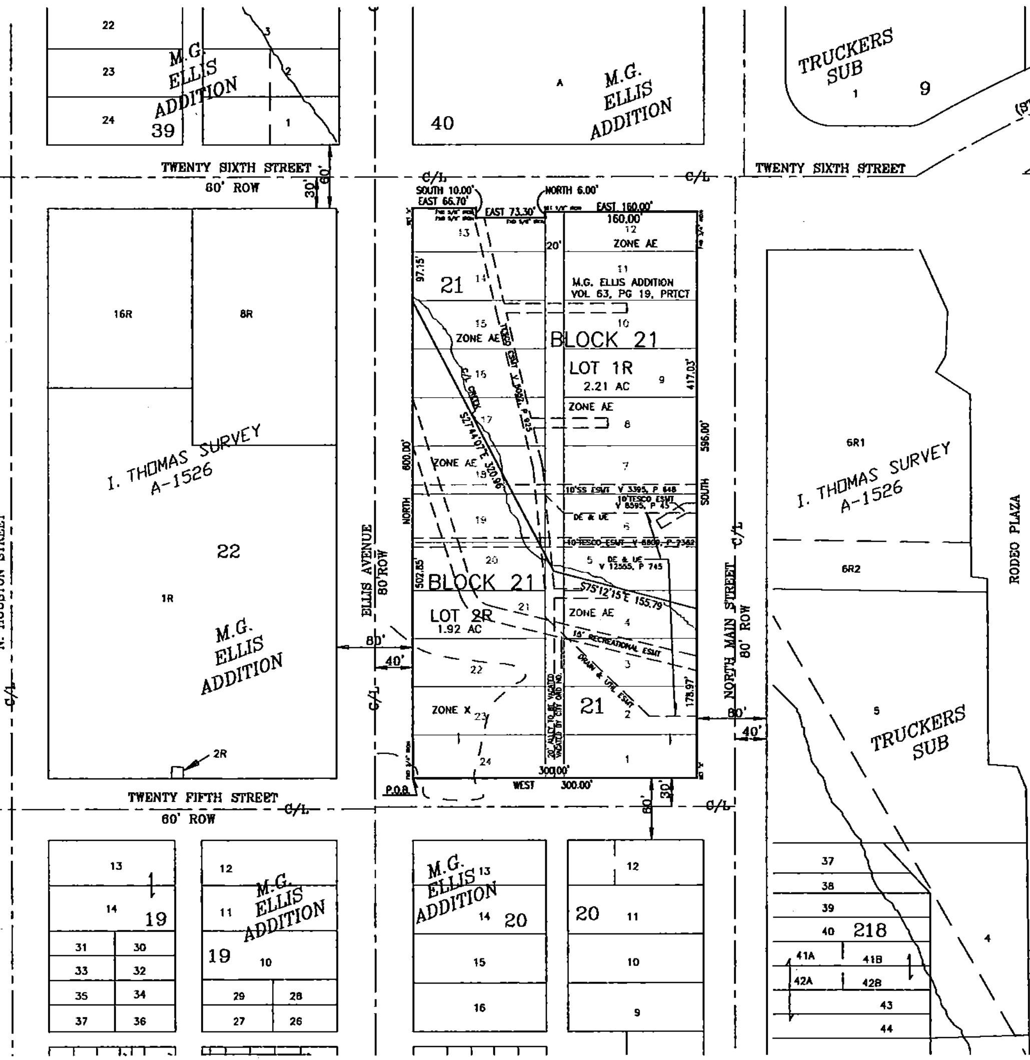
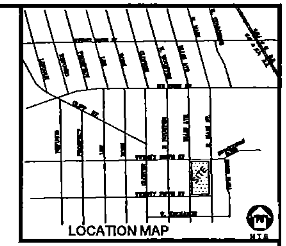


GRAPHIC SCALE 1"=60'

60 0 60 120

N S E W



DEDICATION

State of Texas 0
County of Tarrant 0

WHEREAS, EXHIBITS BUILDING PARTNERSHIP is the Owner of the herein described property to wit:

Being a 4.13 acre tract of land situated in the A. Thomas Survey, Abstract No. 1526, City of Fort Worth and being the same tract conveyed to EXHIBITS BUILDING PARTNERSHIP as evidenced by deed recorded in Volume 13527, Page 0161, Deed Records Tarrant County, Texas. Said 4.13 acres being more particularly described by metes and bounds as follows:

Beginning at a found 3/4 inch iron rod in the north line of Twenty Fifth Street and the east line of Ellis Street for the southwest corner of said 4.13 acres;

Thence North 00'00" with the west line of said Ellis Avenue a distance of 600 feet to a set "X", and being the northwest corner of said tract and also being on the south line of Twenty Sixth Street;

Thence East 00°00'00" with the south of line of said Twenty Sixth Street a distance of 66.700 feet to a found 5/8 inch iron rod;

Thence South 10.00 feet to a found 5/8 inch iron rod"

Thence East 73.30 feet to a found 5/8 inch iron rod;

Thence North 6.00 feet to a set "X" and being on the south line of said Twenty Sixth Street;

Thence East with said south line 160.00 feet to a found 3/4 inch iron rod, said rod being in the west line of North Main Street and also being the northeast corner of said tract;

Thence South 00°00'00" with the west line of said North Main Street a distance of 596.00 feet to a set "X" in the north line of said Twenty Fifth Street and also being the southeast corner of said tract;

Thence West 00°00'00" with the north line of said Twenty Fifth Street a distance of 300.00 feet to the Point of Beginning and Containing 180,000 square feet, 4.13 acres of land, more or less.

Do hereby dedicate same to know as Lots 1R and 2R, Block 21, M. G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all utility easements as shown on this plat.

Witness my Hand This The __________ Day of ________________________________, 2014

EXHIBITS BUILDING PARTNERSHIP

____

Printed Name: ______________________

Title: ____________________________

State of Texas 0
County of Tarrant 0

BEFORE ME, the undersigned, on this day personally appeared MR. MIKE COSTANZA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of EXHIBITS BUILDING PARTNERSHIP and that he executed the same as the act of EXHIBITS BUILDING PARTNERSHIP for the purposes and considerations therein stated.

Given under my hand and seal of office this the ______ day of ________________, 2014.

____

Notary Public, Tarrant County, Texas

PRIVATE COMMON AREA AND FACILITIES:
THE CITY OF FORT WORTH AND COUNTY OF TARRANT 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, GREENBELT EASEMENTS, 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 HOME 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 AND COUNTY OF TARRANT, 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.

UTILITY EASEMENTS
ANY PUBLIC FRANCHISED 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.

NOTE:
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48439C0190K, EFFECTIVE DATE: SEPTEMBER 25, 2009 A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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

WATER/WASTER WATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTE WATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION BASE UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. 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.

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.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION OF PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF (2) TWO FEET ABOVE THE 100 YEAR FLOOD ELEVATION

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

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.

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.

PRESSURE REDUCING VALVES
P.R.V.'S REQUIRED. PRIVATE P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

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 (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.

OWNER:
EXHIBITS BUILDING PARTNERSHIP
MR. MIKE COSTANZA
4324 GARLAND DRIVE
HALTOM CITY, TX 76117

SURVEYOR:
CHARLES F. STARK, R.P.L.S.
BARRON-STARK-SWIFT
6221 SOUTHWEST BLVD., #100
FORT WORTH, TEXAS 76132

GENERAL NOTES:

1. 1/2" CAPPED IRON ROD STAMPED "R.P.L.S. 5084" SET AT ALL PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION (UNLESS OTHERWISE SPECIFIED ON PLAT).
2. FRONT BUILDING SETBACK LINE IS PER CITY OF FORT WORTH.
3. BASIS OF BEARING FOR THIS PLAT IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE, NAD 83.
4. CM = CONTROL MONUMENT
5. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48439C0190K EFFECTIVE DATE: SEPTEMBER 25, 2009, THIS PROPERTY DOES LIE WITHIN A 100 YR FLOOD HAZARD AREA.
6. CITY OF FORT WORTH PUBLIC WATER AND SANITARY SEWER.

LAND USE	ACRES
LOT 1R	2.21
LOT 2R	1.92
TOTAL LAND AREA	4.13

KNOW ALL MEN BY THESE PRESENTS
THIS PLAT WAS PREPARED FROM A TRUE AND ACCURATE SURVEY AS SURVEYED ON THE GROUND UNDER MY PERSONAL SUPERVISION ON THIS DATE AND THERE ARE NO APPARENT VISIBLE EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES

CHARLES F. STARK, RPLS No. 5084

STATE OF TEXAS
REGISTERED
CHARLES F. STARK
5084
PROFESSIONAL
LAND SURVEYOR

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

Barron•Stark•Swift
Consulting Engineers
Together.

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
www.barronstark.com

FINAL PLAT
LOTS 1R & 2R, BLOCK 21
M.G. ELLIS ADDITION

BEING A REPLAT OF LOTS 1 - 24, BLOCK 21
TARRANT COUNTY, TEXAS
AN ADDITION TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS AS RECORDED IN
VOLUME 388-193, PAGE 16, PRTCT
AND ALSO BEING 4.13 ACRES SITUATED IN THE
I. THOMAS SURVEY ABSTRACT NO. 1526
JANUARY, 2014

PLAT RECORDED IN TARRANT COUNTY CLERK'S
INSTRUMENT No.______________________
DATE______________________

CITY OF FORT WORTH # FS-_____ PROJECT No. 247-9217 SHEET 1 of 1