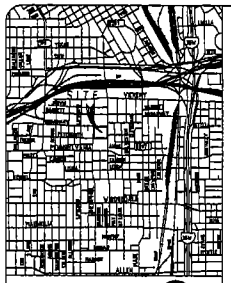


OWNERS:

JENNINGS AND HEMPHILL, LLC
6300 RIDGLEA PLACE SUITE 1107
FORT WORTH, TEXAS 76116
817-763-9999 VOICE
jason.brown@deaskknight.com
ATT: JASON BROWN

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

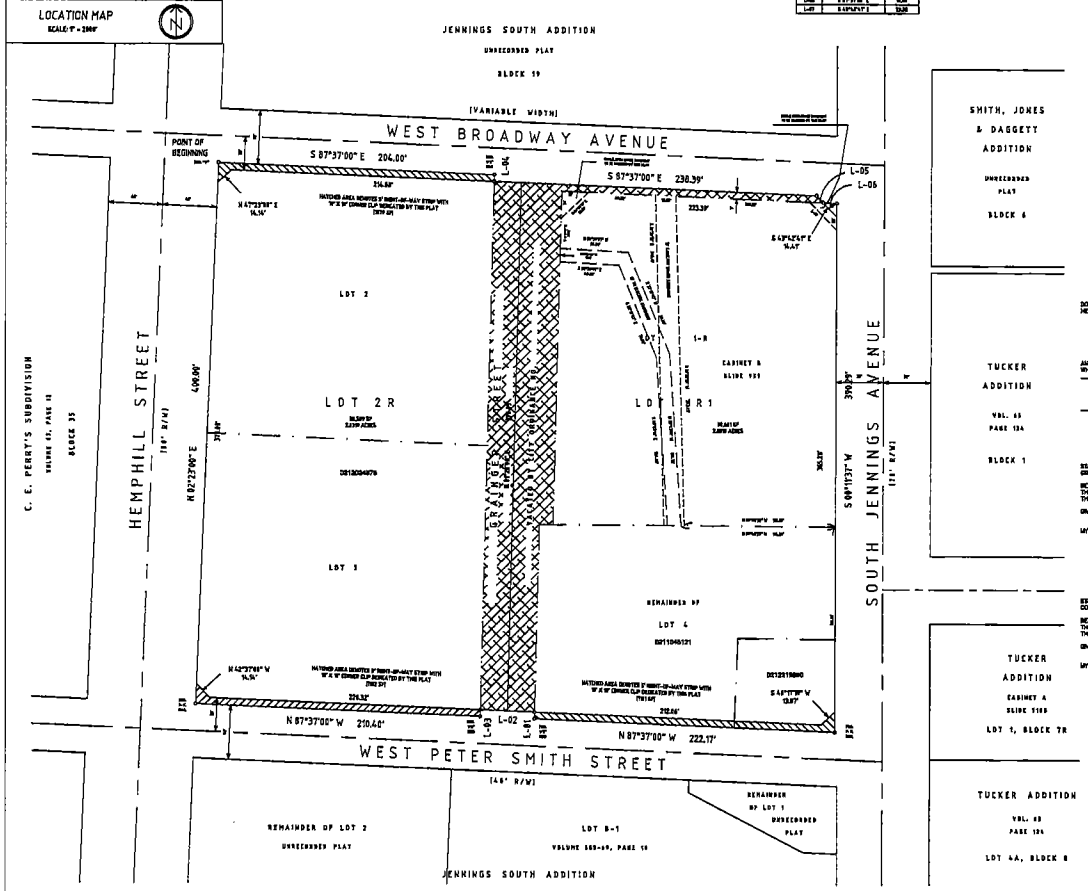
SURVEYOR:

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

SCALE: 1" = 40'

0 10 20 50 100

LINE TABLE		
LINE	BEARING	LENGTH
L-01	N 87°37'00" E	5.00
L-02	S 87°37'00" W	14.00
L-03	N 87°37'00" W	5.00
L-04	S 87°37'00" W	5.00
L-05	S 42°42'42" E	5.31
L-06	S 87°37'00" E	10.00
L-07	S 42°42'42" E	15.00



AREA OF RIGHT-OF-WAY DEDICATION BY THIS PLAT IS 5,271 SQUARE FEET
AREA OF STREET VACATION BY THIS PLAT IS 19,869 SQUARE FEET

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

KNOWN 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 D211104131 AND D212219800 AND TO JENNINGS AND HEMPHILL, LLC, AND D212308479 AND TO VGA LEASING, LP:

A 4.2342 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 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, AS VACATED BY CITY ORDINANCE NO. _____

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

BEGINNING AT A FOUND "T" IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 2, AT THE INTERSECTION OF THE CURRENT SOUTH RIGHT-OF-WAY LINE OF WEST BROADWAY AVENUE, A PUBLIC STREET WITH A VARIABLE WIDTH, AND THE EAST RIGHT-OF-WAY LINE OF HEMPHILL STREET, AN 80 FEET WIDE PUBLIC STREET;

THENCE SOUTH 87°37'00" EAST ALONG THE SOUTH LINE OF SAID LOT 2 AND THE CURRENT SOUTH RIGHT-OF-WAY LINE OF SAID WEST BROADWAY AVENUE, 204.00 FEET TO A FOUND 1/2" STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 2 AND IN THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID GRAINGER STREET;

THENCE SOUTH 47°23'58" WEST ALONG THE EAST LINE OF SAID LOT 2 AND THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID GRAINGER STREET, 5.00 FEET TO A POINT IN THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID WEST BROADWAY AVENUE;

THENCE SOUTH 87°37'00" EAST ALONG THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID WEST BROADWAY AVENUE, 238.39 FEET TO A POINT;

THENCE SOUTH 42°42'42" EAST, 7.31 FEET TO A POINT;

THENCE SOUTH 87°37'00" EAST, 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1-R, AND IN THE CURRENT WEST RIGHT-OF-WAY LINE SOUTH JENNINGS AVENUE, A 70 FEET WIDE PUBLIC STREET;

THENCE SOUTH 42°37'00" WEST ALONG THE EAST LINE OF SAID LOT 1-R AND THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID SOUTH JENNINGS AVENUE, AT 238.25 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 CURRENT WEST RIGHT-OF-WAY LINE OF SAID SOUTH JENNINGS AVENUE, IN ALL 490.20 FEET TO A FOUND P.K. NAIL AT THE SOUTHEAST CORNER OF SAID LOT 4 AND AT THE INTERSECTION OF THE CURRENT SOUTH RIGHT-OF-WAY LINE OF WEST PETER SMITH STREET, A 44 FEET WIDE PUBLIC STREET, AND THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID SOUTH JENNINGS AVENUE;

THENCE NORTH 87°37'00" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE CURRENT SOUTH RIGHT-OF-WAY LINE OF SAID WEST PETER SMITH STREET, 210.40 FEET TO A FOUND 1/2" STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 4, AND IN THE CURRENT EAST RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET;

THENCE NORTH 47°37'00" EAST ALONG THE WEST LINE OF SAID LOT 4 AND THE CURRENT EAST RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET, 5.00 FEET TO A FOUND 1/2" STEEL ROD AT THE NORTHWEST CORNER OF SAID LOT 4 AND IN THE CURRENT SOUTH RIGHT-OF-WAY LINE OF SAID WEST PETER SMITH STREET;

THENCE NORTH 87°37'00" WEST ALONG THE WEST LINE OF SAID LOT 4 AND THE CURRENT SOUTH RIGHT-OF-WAY LINE OF SAID WEST PETER SMITH STREET, 14.00 FEET TO A POINT IN THE EAST LINE OF SAID LOT 2 AND IN THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID GRAINGER STREET;

THENCE SOUTH 47°23'58" WEST ALONG THE EAST LINE OF SAID LOT 2 AND THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID GRAINGER STREET, 5.00 FEET TO A FOUND 1/2" STEEL ROD AT THE SOUTHEAST CORNER OF SAID LOT 2 AND IN THE CURRENT NORTH RIGHT-OF-WAY LINE OF SAID WEST PETER SMITH STREET;

THENCE NORTH 87°37'00" WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND THE CURRENT NORTH RIGHT-OF-WAY LINE OF SAID WEST PETER SMITH STREET, 222.17 FEET TO A FOUND 1/2" STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 2 AND AT THE INTERSECTION OF THE CURRENT NORTH RIGHT-OF-WAY LINE OF SAID WEST PETER SMITH STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET;

THENCE NORTH 42°37'00" EAST ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET, AT 210.40 FEET PASSING THE CAPPED CORNER OF SAID LOTS 2 AND 3, 210.40 FEET ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET, IN ALL 420.80 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.2342 ACRES (184,441 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 ONE YEAR DATE OF PLAT 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 JULY, 2013, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

STATE OF TEXAS
JOHN A. GRANT, II
4761
REGISTERED PROFESSIONAL LAND SURVEYOR

JOHN A. GRANT, II
REGISTERED PROFESSIONAL
LAND SURVEYOR 4761

GENERAL PLAT NOTES

1. BUILDING PERMITS:
NO BUILDING PERMITS SHALL BE ISSUED PRIOR ANY LOT IN THE SUBDIVISION UNTIL AN APPROPRIATE (PA OR OTHER ACCEPTABLE PROVISION) 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 EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO HAVE AND KEEP PRUNED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR STRUCTURE 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 ENTER UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, 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 PLAN DATE OF THE 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 ALONGSIDE TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE "MINIMALK PILOT" PER "CITY DEVELOPMENT DESIGN STANDARDS".

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

6. SITE DRAINAGE STUDY:
A SITE DRAINAGE STUDY, DEMONSTRATING COMPLIANCE WITH THE APPROVED DRAINAGE DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE IN ORDERS PLAN IN SOME INSTANCES MAY BE ADEQUATE; IF THE SITE MEET THE CRITERIA, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY 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.

7. FLOODPLAIN STATEMENT:
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATION ZONE X, COMMUNITY NUMBER, PANEL 0380-G, EFF. DATE 9-25-09

8. DEED RESTRICTION NOTE:
THIS REVISED PLAT MUST NOT VACATE THE PREVIOUS "PLAT OF RECORD" REVERSING THE REMAINDER OF THE SUBDIVISION, UNLESS IT AGREES ON SUBMITTED 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 II OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

10. PARKLAND PERMITS:
PARKLAND DEDICATION, PARK AND ESPLANADE IMPROVEMENTS, PAYMENT IN-LIEU, PARKS APPROACHES, SIDEWALKS, AND STORM DRAINAGE FEES MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE ON A PARCELBY PARCEL.

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 HOLD 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.

12. PRESSURE REDUCING VALVES:
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 FIVE 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
4.2342 ACRES
2 NON-RESIDENTIAL LOTS

FS - 013 - 146

FS - 013 - 146