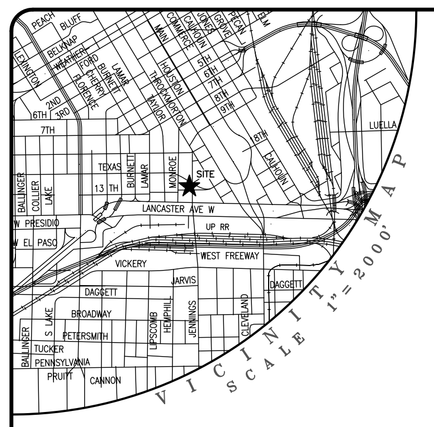


Site Drainage Study

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.

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.

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.

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".

Private Maintenance

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 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.

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.

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 1 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 on 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.

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.

P.R.V. Required

Private P.R.V's. will be required if water pressure exceeds 80 P.S.I.

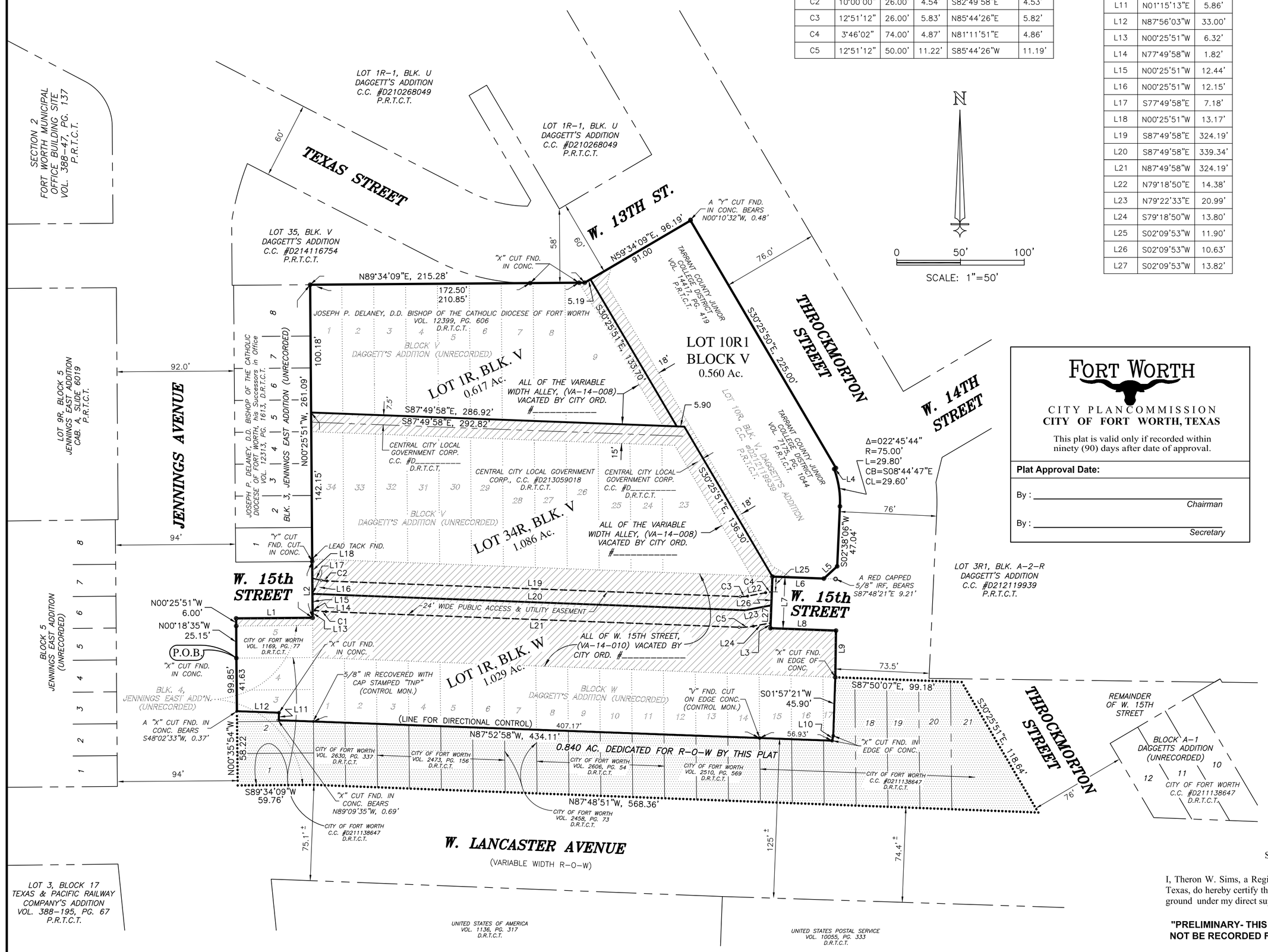
NOTES:

1) The surveyor has made no investigation or independent search for easements, encumbrances, or any other facts that an accurate and current title search may disclose.

2) No portion of the subject property lies within the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, according to the Flood Insurance Rate Map (FIRM) for the City of Fort Worth, Texas, as depicted from Community Map No. 48439C0305K, Map Revised September 25, 2009.

Curve #	Delta	Radius	Length	CHORD BEARING	CHORD
C1	10°00'00"	50.00'	8.73'	N82°49'58"W	8.72'
C2	10°00'00"	26.00'	4.54'	S82°49'58"E	4.53'
C3	12°51'12"	26.00'	5.83'	N85°44'26"E	5.82'
C4	3°46'02"	74.00'	4.87'	N81°11'51"E	4.86'
C5	12°51'12"	50.00'	11.22'	S85°44'26"W	11.19'

Line #	Direction	Length
L1	N89°34'09"E	60.00'
L2	N00°25'51"W	44.09'
L3	S02°09'53"W	4.13'
L4	S59°34'09"W	1.55'
L5	S47°24'09"W	14.21'
L6	N87°48'21"W	40.35'
L7	S02°09'53"W	40.48'
L8	S87°52'58"E	51.43'
L9	S00°52'42"W	36.59'
L10	S13°03'58"W	3.91'
L11	N01°15'13"E	5.86'
L12	N87°56'03"W	33.00'
L13	N00°25'51"W	6.32'
L14	N77°49'58"W	1.82'
L15	N00°25'51"W	12.44'
L16	N00°25'51"W	12.15'
L17	S77°49'58"E	7.18'
L18	N00°25'51"W	13.17'
L19	S87°49'58"E	324.19'
L20	S87°49'58"E	339.34'
L21	N87°49'58"W	324.19'
L22	N79°18'50"E	14.38'
L23	N79°22'33"E	20.99'
L24	S79°18'50"W	13.80'
L25	S02°09'53"W	11.90'
L26	S02°09'53"W	10.63'
L27	S02°09'53"W	13.82'



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

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Central City Local Government Corporation, a public non-profit Corporation, the City of Fort Worth, a Municipal Corporation, Joseph P. Delaney, D.D. Bishop of the Catholic Dioceses of Fort Worth, his Successors in Office and Tarrant County College District are the owners of 4.132 acres of land total and being all of Lots 23 thru 34, Block V, Daggett's Addition, an unrecorded addition to the City of Fort Worth, Tarrant County, Texas, and being described in deed to said Central City Local Government Corporation, by County Clerk's (C.C.) #D213059018, Deed Records of Tarrant County, Texas (D.R.T.C.T.); also being all of Lots 1 thru 9, of said Block V, Daggett's Addition, an unrecorded addition to the City of Fort Worth, Tarrant County, Texas, and being described in deed to said Joseph P. Delaney, D.D. Bishop of the Catholic Dioceses of Fort Worth, by Volume 12399, Page 606, D.R.T.C.T.; also being all of Lot 10R, Block V, Daggett's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in C.C. #D212119939, Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being described in deed to said Tarrant County College District by Volume 7175, Page 1044 and Volume 14417, Page 419, D.R.T.C.T.; also being the east 60' of Lots 1 thru 5, Block 4, Jennings East Addition, an unrecorded addition to the City of Fort Worth, Tarrant County, Texas, all being described in deed to said City of Fort Worth, according to the following deeds, Lots 1 thru 4, being conveyed in C.C. #D211138647, D.R.T.C.T. and Lot 5 being described in Volume 1169, Page 77, D.R.T.C.T.; also being all of Lots 1 thru 21, Block W, Daggett's Addition, an unrecorded addition to the City of Fort Worth, Tarrant County, Texas, and being described in deed to said City of Fort Worth, according to the following deeds, Lots 1 and 2, being conveyed in Volume 2630, Page 337, D.R.T.C.T.; Lots 3 thru 6, being conveyed in Volume 2473, Page 156, D.R.T.C.T.; Lot 7, being conveyed in Volume 2458, Page 73, D.R.T.C.T.; Lots 8 thru 11, being conveyed in Volume 2606, Page 54, D.R.T.C.T.; Lots 12 thru 14, being conveyed in Volume 2510, Page 569, D.R.T.C.T.; and Lots 15 thru 21, being conveyed in C.C. #D211138647, D.R.T.C.T.; also containing all of the vacated portion of W. 15th Street by City Ordinance No. _____ and also containing all of the alley vacated by City Ordinance No. _____; and also containing the certain tracts of land conveyed to Central City Local Government Corporation, by C.C. #D_____ and C.C. #D_____, D.R.T.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut found cut in concrete at the common west corner of said remainder of said Lots 4 and 5, Block 4, and being in the east Right-of-Way (R-O-W) line of Jennings Avenue (variable width), and also being the northwest corner of said City of Fort Worth tract of land conveyed in C.C. #D211138647, D.R.T.C.T.;

THENCE N 00°18'35" W, along said east R-O-W of Jennings Avenue and along the west line of the remainder of Lot 5, a distance of 25.15 feet to the most westerly southwest corner of said W. 15th Street vacation;

THENCE N 00°25'51" W, continuing along said R-O-W line, passing along the west line of said vacation, a distance of 6.00 feet to the new southwest corner of said W. 15th Street (44.09 feet in width);

THENCE N 89°34'09" E, along the new south R-O-W line of said W. 15th Street and along a north line of said W. 15th Street vacation, a distance of 60.00 feet to a re-entrant corner of said R-O-W vacation, also being the new southeast corner of said W. 15th Street;

THENCE N 00°25'51" W, along said vacation line and east line of said W. 15th Street, at 44.09 feet passing a "Y" found cut in concrete at the southeast corner of Lot 1, Block 3, Jennings East Addition, an unrecorded addition to the City of Fort Worth, Tarrant County, Texas, at 46.07 feet passing a "Lead Tack" found at the southwest corner of Lot 34 of said Block V, also being the northwest corner of said W. 15th Street vacation and continuing along the east line of said Block 3, passing along said west line of Lot 34, the west line of said vacated alley and the west line of Lot 1 of said Block V, in all a distance of 261.09 feet to the south line of Lot 35, Block V, Daggett's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in C.C. #D214116754, P.R.T.C.T.;

THENCE N 89°34'09" E, along the south line of said Lot 35, at 172.50 feet passing an "X" found cut in concrete at its intersection with the south R-O-W line of Texas Street (variable width) and also passing along the north lines of said Lot 1 and Lots 2 thru 9 of said Block V and along a portion of vacated alley R-O-W, at a distance of 210.85 feet passing an "X" found cut in concrete at the northeast corner of said Lot 9, also being the northwest corner of said alley vacation and continuing in all, a total distance of 215.28 feet to the north line of said alley vacation;

THENCE N 59°34'09" E, continuing along said south R-O-W line, passing along a portion of said vacated alley and along the north line of said Lot 10R, Block V, a total distance of 96.19 feet to the north corner of said Lot 10R, also being in the west R-O-W line of Throckmorton Street (variable width), from which a "Y" found cut in concrete, bears N 00°10'32" W, 0.48 feet;

THENCE along the east line of said Lot 10R and along said west line of Throckmorton Street, the following courses and distances;

S 30°25'50" E, a distance of 225.00 feet;

S 59°34'09" W, a distance of 1.55 feet to the beginning of a non-tangent curve to the right whose radius is 75.00 feet and whose long chord bears S 08°44'47" E, 29.60 feet;

Along said curve in a southeasterly direction, through a central angle of 22°45'44", an arc length of 29.80 feet;

S 02°38'06" W, a distance of 47.04 feet to the southeast corner of said Lot 10R;

THENCE S 47°24'09" W, continuing along the south line of said Lot 10R, a distance of 14.21 feet to the most southerly southeast corner of said Lot 10R, also being in the north R-O-W line of aforementioned W. 15th Street, from which a red capped 5/8 inch iron rod found, bears S 87°48'21" E, 9.21 feet;

THENCE N 87°48'21" W, along said south line of Lot 10R and said north R-O-W line, passing along the south line of said alley vacation, in all, a distance of 40.35 feet to the northeast corner of aforementioned W. 15th Street vacation, also being the new northwest corner of W. 15th Street;

THENCE S 02°09'53" W, along the east line of said vacation and along the new west R-O-W line of said W. 15th Street, a distance of 40.48 feet to the new southwest corner of said W. 15th Street;

THENCE S 87°52'58" E, along the new south R-O-W line of said W. 15th Street and along a north line of said vacation, a distance of 51.43 feet to the west line of said Throckmorton Street, also being the most easterly northeast corner of said vacation;

THENCE S 00°52'42" W, passing along the east line of said vacation and along said west R-O-W line of Throckmorton Street, a distance of 36.59 feet to the north line of aforementioned Lot 17 of said Block W;

THENCE S 87°50'07" E, passing along the north line of said Lots 17 thru 21, a distance of 99.18 feet to the northeast corner of said Lot 21, being in the old existing west R-O-W line of said Throckmorton Street;

THENCE S 30°25'51" E, along the east line of said Lot 21, and along said R-O-W line, a distance of 118.64 feet to the southeast corner of said Lot 21, also being in the north R-O-W line of W. Lancaster Avenue (variable with);

THENCE N 87°48'51" W, along said north R-O-W line of W. Lancaster Avenue and passing along the south line of said Lots 1 thru 21, Block W and aforementioned Lot 1, Block 4, a distance of 568.36 feet to the common south corner of said Lot 1, Block W and aforementioned Lot 1, Block 4 of Jennings East Addition;

THENCE S 89°34'09" W, continuing along said north R-O-W line, along the south line of said Lot 1, Block 4, a distance of 59.76 feet to the east R-O-W line of aforementioned Jennings Avenue, also being the southwest corner of the remainder of said Lot 1;

THENCE N 00°35'54" W, along said east R-O-W line of Jennings Avenue, passing along the west line of the reminder of said Lots 1 thru 4, a distance of 99.85 feet to the **POINT OF BEGINNING** and containing 180,009 square feet or 4.132 acres of land.

SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my direct supervision.

"PRELIMINARY- THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

_____
Theron W. Sims, R.P.L.S., No. 5887

Date: _____

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Central City Local Government Corporation, a public non-profit Corporation, the City of Fort Worth, a Municipal Corporation, Joseph P. Delaney, D.D. Bishop of the Catholic Dioceses of Fort Worth, his Successors in Office and Tarrant County College District, do hereby adopt this plat as:

LOTS 1R, 10R1 & 34R, BLOCK 4 and LOT 1R, BLOCK W
DAGGETT'S ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this the _____ day of _____2014.

By: _____

WITNESS my hand on this the _____ day of _____2014.

By: _____

WITNESS my hand on this the _____ day of _____2014.

By: _____

WITNESS my hand on this the _____ day of _____2014.

By: _____

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared _____ of Central City Local Government Corporation, a public non-profit Corporation, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

My Commission expires _____

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared _____ of the Catholic Dioceses of Fort Worth, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

My Commission expires _____

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared _____ of Tarrant County College District, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

My Commission expires _____

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared _____ of the City of Fort Worth, a Municipal Corporation, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

My Commission expires _____

THIS PLAT FILED IN C.C. #_____, DATE: _____.

FINAL PLAT OF
LOTS 1R, 10R1 & 34R, BLOCK V and LOT 1R, BLOCK W
DAGGETT'S ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas, being a replat of all of Lots 23 thru 34, Block V, Daggett's Addition, an unrecorded addition to the City of Fort Worth, Tarrant County, Texas, all of Lots 1 thru 9, of said Block V, Daggett's Addition, all of Lot 10R, Block V, Daggett's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in C.C. #D212119939, Plat Records of Tarrant County, Texas, the east 60' of Lots 1 thru 5, Block 4, Jennings East Addition, an unrecorded addition to the City of Fort Worth, Tarrant County, Texas, being all of Lots 1 thru 21, Block W, Daggett's Addition, an unrecorded addition to the City of Fort Worth, Tarrant County, Texas, and containing all of W. 15th Street vacated by City Ordinance No. _____ and also containing all of the alley vacated by City Ordinance No. _____ and containing 4.132 acres of land total.

FS-14-082 Date: 7/7/2014

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.332.7756 fx
www.tnpinc.com / Registration No. 100116-00

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON G.P.S. METHODS, USING NAD 83, TEXAS NORTH CENTRAL ZONE DATUM WITH ALL DISTANCES AND COORDINATES ADJUSTED TO THE SURFACE BY A COMBINED SCALE FACTOR OF 1.00012.

OWNER:
Central City Local Government Corp.
1000 Throckmorton St.
Fort Worth, Tx. 76102

OWNER:
City of Fort Worth
1000 Throckmorton St.
Fort Worth, Tx. 76102

OWNER:
Tarrant County College District
1500 Houston St.
Fort Worth, Tx. 76102

OWNER:
St. Patrick Cathedral Catholic Diocese of Ft Worth
800 W. Loop 820 S.
Fort Worth, Tx. 76108