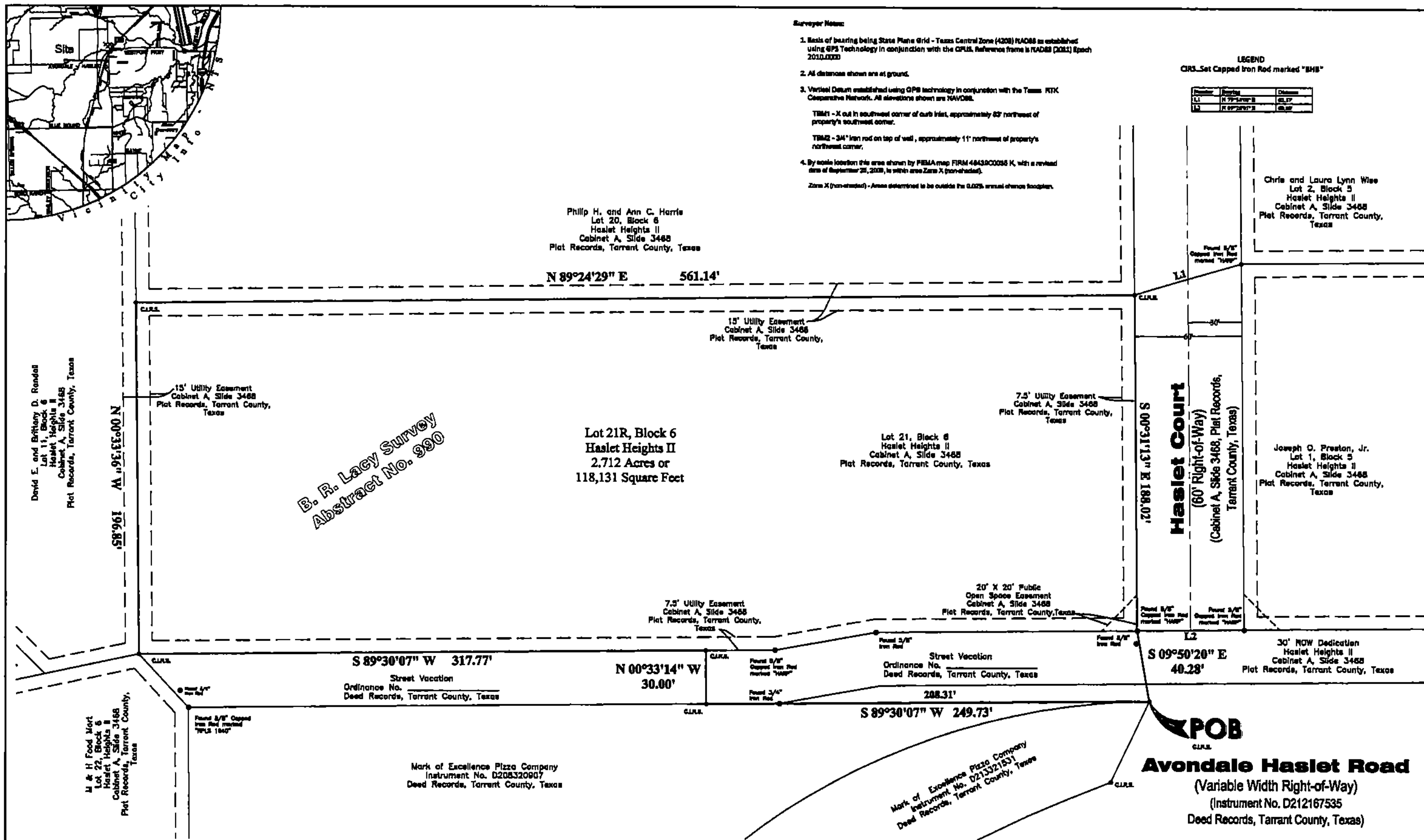

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, ADRIAN GUTIERREZ is the owner of two tracts of land situated in the B. R. Lacy Survey, Abstract No. 990, 1460, Tarrant County, Texas, the first tract being Lot 21, Block 6, Haslet Heights II, an addition to Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 3468, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and the second conveyed according to the Street Vacation recorded in Ordinance No. ______________, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described by metes and bounds as follows (Basis of bearing being State Plane Grid - Texas Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the CPUS. Reference frame is NAD83 (2011) Epoch 2010.0000);

BEGINNING at a set 5/8 inch capped iron rod marked "BHB" (C.I.R.S.) for the northeast corner of that certain tract of land conveyed to Mark of Excellence Pizza Company according to the deed recorded in Instrument No. D208320907, D.R.T.C.T., also being the southeast corner of said Street Vacation at the most northerly northwest corner of Avondale Haslet Road (Variable Width Right-of-Way) according to the Warranty Deed recorded in D212167535, D.R.T.C.T.;

THENCE South 89°30'07" West, with the common line between said Street Vacation and said Mark of Excellence Pizza Company Tract, at a distance of 208.31 feet passing a found 3/4 inch iron rod, continuing for a total distance of 249.73 feet to a C.I.R.S.;

THENCE North 00°33'14" West, crossing said Street Vacation, a distance of 30.00 feet to a C.I.R.S. in a south line of the aforesaid Lot 21;

THENCE South 89°30'07" West, with the common line between said Street Vacation and said Lot 21, a distance of 317.77 feet to a C.I.R.S. at the southwest corner of said Lot 21, also being the most northerly northeast corner of Lot 22, Block 6 of said Haslet Heights II and the southeast corner of Lot 11, Block 6 of said Haslet Heights II;

THENCE North 00°33'36" West, with the common line between said Lot 21 and said Lot 11, a distance of 196.85 feet to a C.I.R.S. at the northwest corner of said Lot 21, also being the southwest corner of Lot 20, Block 6 of said Haslet Heights II;

THENCE North 89°24'29" East, with the common line between said Lot 21 and said Lot 20, a distance of 561.14 feet to a C.I.R.S. at the northeast corner of said Lot 21, also being the southeast corner of said Lot 20 in the west right-of-way line of Haslet Court (60' Right-of-Way) according to said Haslet Heights II, from which a found 5/8 capped iron rod marked "HARP" at the northwest corner of Lot 1, Block 5 of said Haslet Heights II, also being the southwest corner of Lot 2, Block 5 of said Haslet Heights II bears North 73°__'__" East, a distance of 62.37 feet;

THENCE South 00°31'13" East, with the common line between said Lot 21 and said Haslet Court, a distance of 188.02 feet to a found 5/8 inch capped iron rod marked "HARP" at the southeast corner of said Lot 21, also being the northeast corner of the aforementioned Street Vacation, from which a 5/8 inch capped iron rod at the southwest corner of said Lot 1 bears North 89°28'01" East, a distance of 60.00 feet;

THENCE South 09°50'20" East, with the east line of said Street Vacation, a distance of 40.28 feet to the POINT OF BEGINNING and containing 118,131 square feet or 2.712 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ADRIAN GUTIERREZ, does hereby adopt this plat designating the herein above described real property as LOT 21R, BLOCK 6, HASLET HEIGHTS II, an addition to the City of Fort Worth, Texas, and do hereby dedicate the streets and easements shown thereon for the purposes shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

____
ADRIAN GUTIERREZ

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared, Adrian Gutierrez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of __________, 2014.

____
Notary Public in an for the State of Texas   My commission expires

SURVEYOR'S CERTIFICATION

I, Candy Hone, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone   Date
Registered Professional Land Surveyor No. 5867

Purpose of Document: Review
Surveyor: Candy Hone
Registered Professional Land Surveyor No. 5867
Release Date: 6-20-2014

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 on the connection date to the municipal water and/or wastewater system.

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.

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.

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".

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 of 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.

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.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for 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 limited to: [illegible]

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and 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(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

FLOODPLAIN/DRAINAGEWAY 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. [illegible]

PARKWAY PERMIT

[illegible]

PUBLIC OPEN SPACE RESTRICTION

[illegible]

CONSTRUCTION PROHIBITED OVER EASEMENTS

[illegible]

RESIDENTIAL DRIVEWAY ACCESS LIMITATION

[illegible]

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

[illegible]

LAND USE
Total Residential Lots: 1
Total Acreage: 2.712 Acres
Commercial Lots: 0
Right-of-Way Lots: 0

Owner:
Adrian Gutierrez
13401 Haslet Court
Haslet, Texas 76052

Surveyor/Engineer:
Baird, Hampton & Brown, Inc.
Engineering & Surveying

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

This plat filed in County Clerk Instrument No. ______________, Date __________

REPLAT

LOT 21R, BLOCK 6

HASLET HEIGHTS II

AN ADDITION TO THE CITY OF FORT WORTH
BEING ALL OF LOT 21, BLOCK 6, HASLET HEIGHTS II
AS RECORDED IN CABINET A, SLIDE 3468
PLAT RECORDS, TARRANT COUNTY, TEXAS,
AND ALL OF THAT 0.209 ACRE TRACT OF LAND
AS RECORDED IN INSTRUMENT No. ______________
DEED RECORDS, TARRANT COUNTY, TEXAS

SITUATED IN THE B.R. LACY SURVEY, ABSTRACT NO. 990

JUNE 2014

Drawing: K:\Survey\14707\001 Avondale Haslet MOB\Dwg\ACAD 2010 Survey Avondale Haslet MOB - Lot 21 Replat.dwg
Saved By: rparanjape Save Time: 6/18/2014 11:01 AM Plotted by: Ravindra Paranjape Plot Date: 6/18/2014 2:22 PM