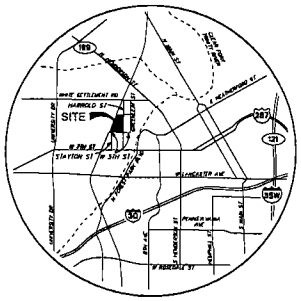
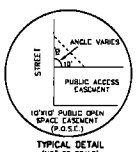


VICINITY MAP
N.T.S.
MAPSCO NO. 76 B

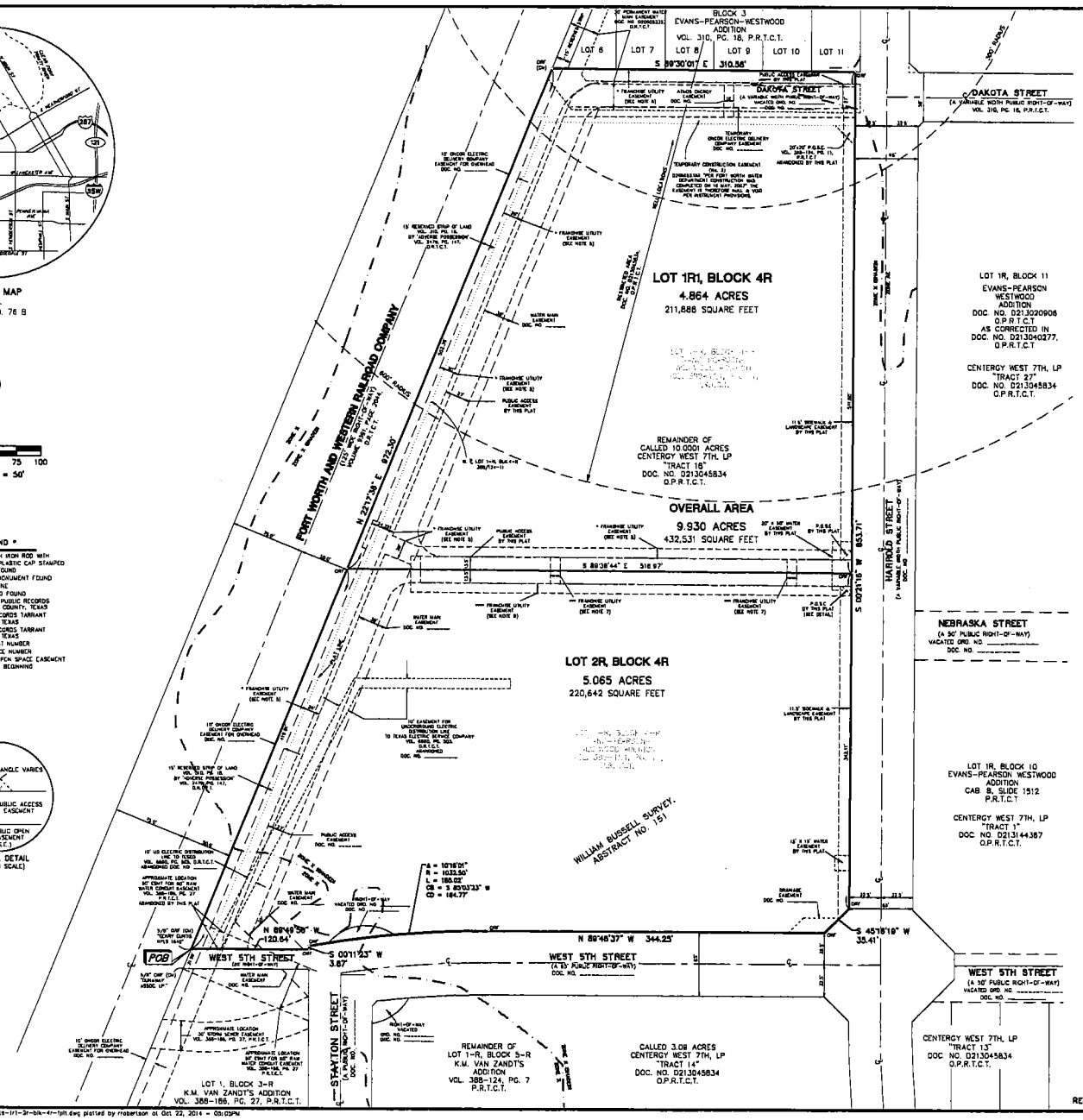
0 25 50 75 100
SCALE: 1" = 50'

* LEGEND *

CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND
BMON	BRASS MONUMENT FOUND
℄	CENTERLINE
IRF	IRON ROD FOUND
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
ORD. NO.	ORDINANCE NUMBER
P.O.S.	PUBLIC OPEN SPACE EASEMENT
POB	POINT OF BEGINNING



TYPICAL DETAIL
(NOT TO SCALE)



* GENERAL NOTES *

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.9998001408
2. 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
3. A PORTION OF THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION LIES WITHIN ZONE "X" SHADED, DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48439C0190H, EFFECTIVE DATE SEPTEMBER 25, 2009, FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. ALL EASEMENTS SHOWN HEREON WITHOUT RECORDING INFORMATION ARE HEREBY DEDICATED BY THIS PLAT
5. * ONCOR ELECTRIC DELIVERY COMPANY EASEMENT, DOC. NO. _____
   ATMOS ENERGY EASEMENT, DOC. NO. _____
   AT & T EASEMENT, DOC. NO. _____
   CHARTER COMMUNICATIONS EASEMENT, DOC. NO. _____
6. ** ONCOR ELECTRIC DELIVERY COMPANY EASEMENT, DOC. NO. _____
   AT & T EASEMENT, DOC. NO. _____
7. *** ATMOS ENERGY EASEMENT, DOC. NO. _____
   AT & T EASEMENT, DOC. NO. _____
   CHARTER COMMUNICATIONS EASEMENT, DOC. NO. _____
8. **** ONCOR ELECTRIC DELIVERY COMPANY EASEMENT, DOC. NO. _____
   AT & T EASEMENT, DOC. NO. _____
   CHARTER COMMUNICATIONS EASEMENT, DOC. NO. _____

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT VALID ONLY IF RECORDED WITHIN SIXTY (60) DAYS AFTER DATE OF APPROVAL
Plat Approval Date:
By: _____ Chairman
By: _____ Secretary

A FINAL PLAT OF
LOTS 1R1 AND 2R, BLOCK 4-R
K.M. VAN ZANDT'S ADDITION

BEING A REPLAT OF THE REMAINDER OF LOT 1-R, BLOCK 4-R,
EVANS-PEARSON-WESTWOOD ADDITION,
VOLUME 388-124, PAGE 11, AND AND A PORTION OF A CALLED 10.0001 ACRES
DESCRIBED IN A DEED TO CENTERGY WEST 7TH, LP, DOCUMENT NO. D213045834,
A PORTION OF HARWOOD STREET, VACATED BY ORDINANCE NUMBER _____
A PORTION OF STAYTON STREET, VACATED BY ORDINANCE NUMBER _____
SITUATED IN THE WILLIAM BUSSELL SURVEY, ABSTRACT NO. 151,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

OCTOBER 23, 2014

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
David J. De Werdt, R.P.L.S.
Registration No. 5068
OCTOBER 23, 2014

OWNER:
CENTERGY WEST 7TH, LP
8235 DOUGLAS AVE.
SUITE 500
DALLAS, TEXAS 75225
(214) 368-7300
CONTACT: WEST MILLER

SURVEYOR:
BURY-DFW, INC
5310 HARVEST HILL
SUITE 100
DALLAS, TEXAS 75230
(972) 991-0011
CONTACT: DAVID DE WERDT, R.P.L.S.
TBPLS FIRM NUMBER 10107502

REVISED: _____

PRELIMINARY PLAT NO: PP-13-051
FINAL PLAT NO: _____

SHEET 1 OF 2

k:\bur\0104137 centergy\30005 7th street\4157-05-lots-1r1-2r-blk-4r-fplt.dwg plotted by rrobertson at Oct 22, 2014 - 03:03PM

CITY OF FORT WORTH STANDARD PLAT NOTES

1. **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.

2. **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 OTHER IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

3. **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.

4. **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.

5. **SIDEWALKS** – SIDEWALKS SHALL BE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

6. **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.

7. **PUBLIC OPEN SPACE RESTRICTION** – NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11-FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

8. **PRV'S REQUIRED** – PRIVATE P.R.V'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CENTERGY WEST 7TH, LP IS THE OWNER OF A 8.930 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BUSSELL SURVEY, ABSTRACT NO. 151, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING THE REMAINDER OF LOT 1-R, BLOCK 4-R, EVANS-PEARSON-WESTWOOD ADDITION, AN ADDITION TO CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-124, PAGE 11, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.), AND BEING A PORTION OF A CALLED 10.0001 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CENTERGY WEST 7TH, LP, RECORDED IN DOCUMENT NUMBER D213045834, OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.) AND BEING PART OF DAKOTA STREET, VACATED BY ORDINANCE NUMBER _____, O.P.R.T.C.T., AND BEING PART OF STAYTON STREET, VACATED BY ORDINANCE NUMBER _____, O.P.R.T.C.T., SAID 8.930 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "GERRY CURTIS RPLS 1840" FOUND FOR THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST 5TH STREET, (A 20-FOOT WIDE RIGHT-OF-WAY), WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FORT WORTH AND WESTERN RAILROAD COMPANY, (A 125-FOOT WIDE RIGHT-OF-WAY), AND BEING THE SOUTHWEST CORNER OF SAID LOT 1-R, BLOCK 4-R OF EVANS-PEARSON-WESTWOOD ADDITION;

THENCE NORTH 22° 17' 38" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID FORT WORTH AND WESTERN RAILROAD COMPANY, A DISTANCE OF 972.30 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER, BEING THE POINT OF INTERSECTION OF SAID DAKOTA STREET, VACATED BY ORDINANCE NUMBER, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID FORT WORTH AND WESTERN RAILROAD COMPANY;

THENCE SOUTH 89° 30' 01" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DAKOTA STREET, A DISTANCE OF 310.58 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF HARROLD STREET, (A VARIABLE WIDHT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 00° 21' 18" WEST LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID DAKOTA STREET, A DISTANCE OF 853.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HARROLD STREET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WEST 5TH STREET, (A 65 FOOT WIDE PUBLIC RIGHT-OF-WAY), BEING THE NORTH END OF A CORNER CLIP;

THENCE SOUTH 45°16'19" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 35.41 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST 5TH STREET, THE FOLLOWING:

NORTH 89°48'37" WEST, A DISTANCE OF 344.25 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,032.50 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°16'01" FOR AND ARC LENGTH OF 185.02 FEET, A CHORD BEARING OF SOUTH 85°03'23" WEST AND A CHORD DISTANCE OF 184.77 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

SOUTH 00°11'23" WEST, A DISTANCE OF 3.87 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

NORTH 89°48'58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.64 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 432,531 SQUARE FEET OR 8.930 ACRES MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **CENTERGY WEST 7TH, LP**, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOTS 1R1 & 2R, BLOCK 4-R, EVANS-PEARSON-WESTWOOD ADDITION**, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE RIGHT-OF-WAY AND EASEMENTS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE_____DAY OF_____, 2014.

CENTERGY WEST 7TH, LP.

BY:_____

_____
PRINT NAME AND TITLE

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE_____DAY OF_____, 2014.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, DAVID J. DE WEIRDT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY AND THE MONUMENTS SHOWN HEREON WERE FOUND OR SHALL BE PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF FORT WORTH, TEXAS.

_____ _____
DAVID J. DE WEIRDT, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5066
BURY-DFW, INC.
5310 HARVEST HILL ROAD, SUITE 100
DALLAS, TEXAS 75230
(972) 981-0011

STATE OF TEXAS §
COUNTY OF_____§

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID J DE WEIRDT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE_____DAY OF_____, 2014.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES:

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date:

By: _____
Chairman

By: _____
Secretary

A FINAL PLAT OF
LOTS 1R1 AND 2R, BLOCK 4-R
K.M. VAN ZANDT'S ADDITION

BEING A REPLAT OF THE REMAINDER OF LOT 1-R, BLOCK 4-R,
EVANS-PEARSON-WESTWOOD ADDITION,
VOLUME 388-124, PAGE 11, AND AND A PORTION OF A CALLED 10.0001 ACRES
DESCRIBED IN A DEED TO CENTERGY WEST 7TH, LP, DOCUMENT NO. D213045834,
A PORTION OF DAKOTA STREET, VACATED BY ORDINANCE NUMBER _____
A PORTION OF STAYTON STREET, VACATED BY ORDINANCE NUMBER _____
SITUATED IN THE WILLIAM BUSSELL SURVEY, ABSTRACT NO 151,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

OCTOBER 21, 2014

Preliminary
This document shall not be recorded for any purpose
For Review Purposes Only
David J. De Weirdt, R.P.L.S.
Registration No. 5066
OCTOBER 21, 2014

OWNER:
CENTERGY WEST 7TH, LP
8235 DOUGLAS AVE.
SUITE 800
DALLAS, TEXAS 75225
(214) 368-7200
CONTACT: WEST MILLER

SURVEYOR:
BURY-DFW, INC.
5310 HARVEST HILL
SUITE 100
DALLAS, TEXAS 75230
(972) 981-0011
CONTACT: DAVID DE WEIRDT, R.P.L.S
TBPLS FIRM NUMBER 10107502

REVISED: _____

PRELIMINARY PLAT NO: PP-13-051
FINAL PLAT NO: _____

s:\aur\0104157 centergy\30055 7th street\157-03-lots-1r1-2r-blk-4r-fplt.dwg plotted by rrobertson at Oct 22, 2014 - 05:03PM