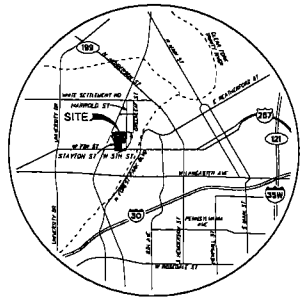
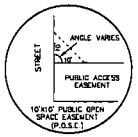


VICINITY MAP
N.T.S.
MAPSCO NO. 76 B

0 20 40 60 80
SCALE: 1" = 40'



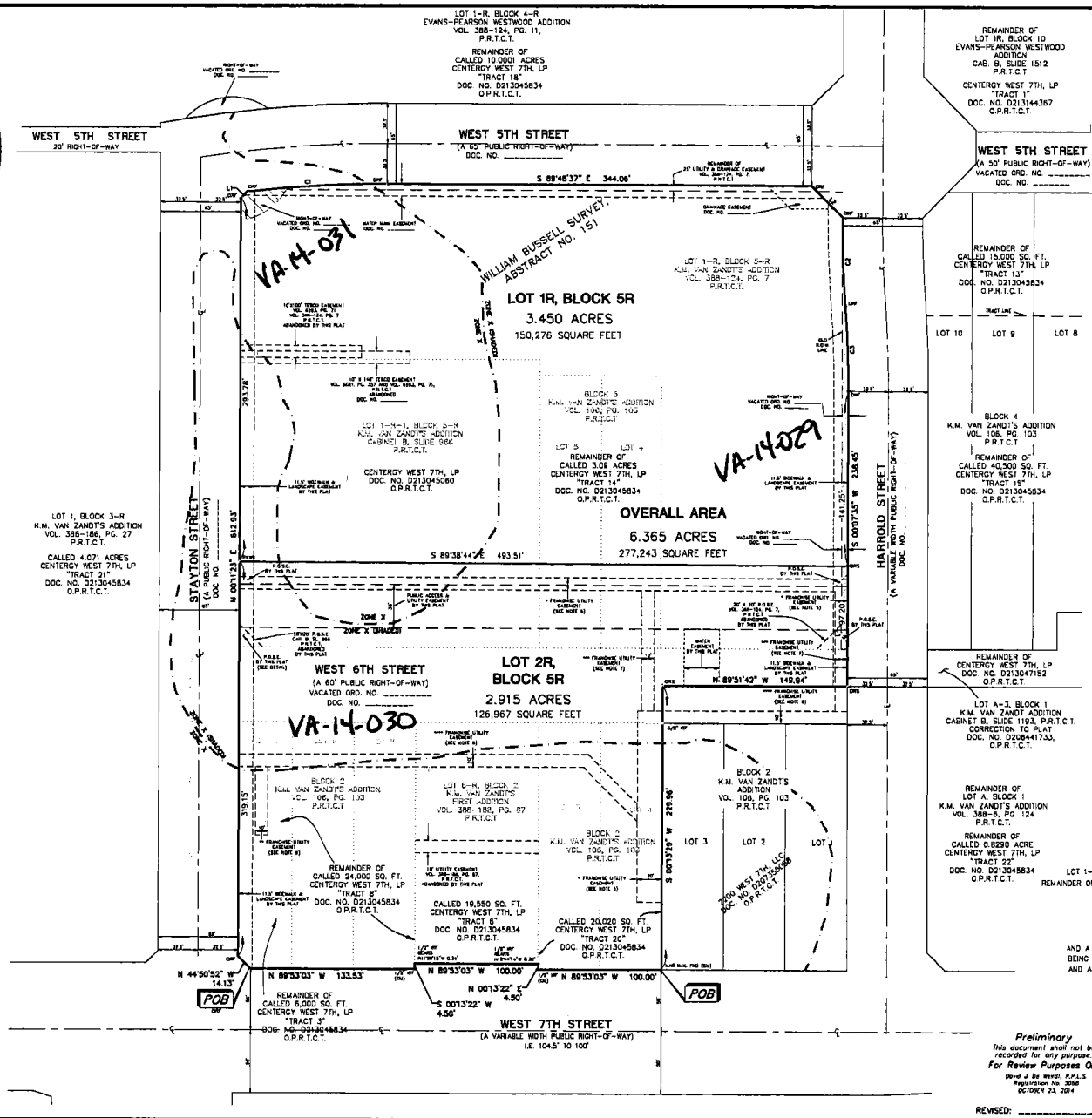
TYPICAL DETAIL
(NOT TO SCALE)

* LEGEND *

CRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND
CRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET
PKS	PK NAIL SET
BMON	BRASS MONUMENT FOUND
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.E.	PUBLIC OPEN SPACE EASEMENT
POBE	POINT OF BEGINNING
℄	CENTERLINE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N41°43'48"E	7.48'
L2	S44°56'04"E	35.43'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	114.33'	867.50'	6°46'14"	114.28'	N88°48'16"E
C2	73.01'	1032.50'	4°03'05"	73.00'	S01°53'57"E
C3	68.41'	867.50'	4°03'05"	68.40'	S01°53'57"E



* GENERAL NOTES *

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEODYSTEXAS NORTH TEXAS SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.9999860140.
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 "A" 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. 48439C0310H, 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. ** CHARTER COMMUNICATIONS 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 NINETY (90) DAYS AFTER DATE OF APPROVAL.
Plat Approval Date:
By: _____ Chairman
By: _____ Secretary

A FINAL PLAT OF
LOTS 1R AND 2R, BLOCK 5R
K.M. VAN ZANDT'S ADDITION

BEING A REPLAT OF THE REMAINDER OF
LOT 1-R, BLOCK 5-R, K.M. VAN ZANDT'S ADDITION, VOLUME 388-124, PAGE 7,
REMAINDER OF LOT 1-R-1, BLOCK 5-R, K.M. VAN ZANDT'S ADDITION, CABINET B, SLIDE 966,
ALL OF LOTS 4 AND 5, BLOCK 5,
ALL OF LOTS 4, 5, 8, 9 AND A REMAINDER OF LOT 10, BLOCK 2,
K.M. VAN ZANDT'S ADDITION, VOLUME 106, PAGE 103,
ALL OF LOT 6-R, BLOCK 2, K.M. VAN ZANDT'S FIRST ADDITION,
VOLUME 388-188, PAGE 87,
AND A PORTION OF WEST 6TH STREET, ORDINANCE NUMBER _____
BEING A PORTION OF HARROLD STREET ORDINANCE NUMBER _____
AND A PORTION OF STAYTON STREET, 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 Wordt, R.P.L.S.
Registration No. 3068
OCTOBER 23, 2014

REVISED: _____

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) 991-0011
CONTACT: DAVID DE WORDT, R.P.L.S.
TBPLS FIRM NUMBER 10107502

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

s:\bur\6104157 centergy\30005 7th street\4157-05-lots-1r-2r-blk-5r-fpl.dwg plotted by rrobertson at Oct 22, 2014 - 03:05PM

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 6.365 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BUSSELL SURVEY, ABSTRACT NO. 151, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A REMAINDER OF LOT 1-R, BLOCK 5-R OF K.M. VAN ZANDT'S ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-124, PAGE 7, PLAT RECORDS TARRANT COUNTY, TEXAS, (P.R.T.C.T.), BEING ALL OF LOTS 4 AND 5, BLOCK 5 OF K.M. VAN ZANDT'S ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 103, P.R.T.C.T., A REMAINDER OF LOT 1-R-1, BLOCK 5-R OF K.M. VAN ZANDT'S ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 966, P.R.T.C.T. AND BEING ALL OF LOTS 4, 5, 8, 9 AND THE REMAINDER OF LOT 10, BLOCK 2 OF K.M. VAN ZANDT'S ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 103, P.R.T.C.T., AND BEING ALL OF LOT 6-R, BLOCK 2, OF K.M. VAN ZANDT'S FIRST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-188, PAGE 87, P.R.T.C.T. AND ALSO INCLUDING A PORTION OF THE RIGHT-OF-WAY OF HARROLD STREET, VACATED BY ORDINANCE NUMBER ____________, A PORTION OF THE RIGHT-OF-WAY OF STAYTON STREET, VACATED BY ORDINANCE NUMBER ____________ AND A PORTION OF THE RIGHT-OF-WAY OF WEST 6TH STREET, VACATED BY ORDINANCE NUMBER ____________ AND BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESIGNATED AS "TRACT 6", "TRACT 8", "TRACT 14" AND "TRACT 20" IN THE 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 A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO CENTERGY WEST 7TH, LP, RECORDED IN DOCUMENT NUMBER D213045060, O.P.R.T.C.T., SAID 6.365 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST 7TH STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WITH THE EAST RIGHT-OF-WAY LINE OF STAYTON STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE NORTH 44°50'52" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 14.13 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTH END OF SAID CORNER CLIP;

THENCE NORTH 00°11'23" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STAYTON STREET, A DISTANCE OF 612.83 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID STAYTON STREET, WITH THE SOUTH RIGHT-OF-WAY LINE OF WEST 5TH STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

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

THENCE NORTH 41°43'46" EAST ALONG SAID CORNER CLIP, A DISTANCE OF 7.46 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTH END OF SAID CORNER CLIP AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS POINT WHICH BEARS SOUTH 06°34'51" EAST, A DISTANCE OF 987.50 FEET;

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

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°46'14" FOR AN ARC LENGTH OF 114.33 FEET, A CHORD BEARING OF NORTH 86°48'16" EAST AND A CHORD DISTANCE OF 114.26 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE POINT OF TANGENCY;

SOUTH 89°48'37" EAST, A DISTANCE OF 344.08 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF SAID WEST 5TH STREET WITH THE WEST RIGHT-OF-WAY LINE OF HARROLD STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

SOUTH 44°38'04" EAST, A DISTANCE OF 35.43 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR IN THE WEST RIGHT-OF-WAY LINE OF SAID HARROLD STREET, AND BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 89°52'24" EAST, A DISTANCE OF 1032.50 FEET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARROLD STREET, THE FOLLOWING:

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°03'05" FOR AN ARC LENGTH OF 73.01 FEET, A CHORD BEARING OF SOUTH 01°53'57" EAST AND A CHORD DISTANCE OF 73.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 987.50 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°03'05" FOR AN ARC LENGTH OF 68.41 FEET, A CHORD BEARING OF SOUTH 01°53'57" EAST AND A CHORD DISTANCE OF 68.40 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE POINT OF TANGENCY;

SOUTH 00°07'35" WEST, A DISTANCE OF 238.45 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HARROLD STREET WITH THE CENTERLINE OF WEST 6TH STREET, VACATED BY ORDINANCE NUMBER ____________ AND RECORDED IN DOCUMENT NUMBER ____________, O.P.R.T.C.T.;

THENCE NORTH 89°51'43" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID HARROLD STREET ALONG SAID CENTERLINE, A DISTANCE OF 149.94 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

THENCE SOUTH 00°13'29" WEST, DEPARTING SAID CENTERLINE, AT A DISTANCE OF 30.00 FEET PASSING A 3/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 3, BLOCK 2 OF K.M. VAN ZANDT'S ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 103, P.R.T.C.T., AND BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND IN GENERAL WARRANT DEED TO 2200 WEST 7TH, LLC RECORDED IN DOCUMENT NUMBER D207355088, O.P.R.T.C.T., CONTINUING IN ALL A DISTANCE OF 228.86 FEET TO A MAG NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 2, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID WEST 7TH STREET;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WEST 7TH STREET, THE FOLLOWING:

NORTH 89°53'03" WEST, A DISTANCE OF 100.01 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

NORTH 00°13'22" EAST, A DISTANCE OF 4.50 FEET TO A POINT FOR CORNER FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 12°44'14" WEST, A DISTANCE OF 0.30 FEET;

NORTH 89°53'03" WEST, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 11°28'15" WEST, A DISTANCE OF 0.34 FEET;

SOUTH 00°13'22" WEST, A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

NORTH 89°53'03" WEST, A DISTANCE OF 133.53 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 277,243 SQUARE FEET OR 6.365 ACRES OF LAND, MORE OR LESS.

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

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 1R AND 2R, BLOCK 5R, K.M. VAN ZANDT'S 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.

______________ DATE
DAVID J. DE WEIRDT, R.P.L.S.
TEXAS REGISTRATION NO. 5066
BURY-DFW, INC.
5310 HARVEST HILL ROAD, SUITE 100
DALLAS, TEXAS 75230
(972) 991-0011

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:

A FINAL PLAT OF
LOTS 1R AND 2R, BLOCK 5R
K.M. VAN ZANDT'S ADDITION

BEING A REPLAT OF THE REMAINDER OF
LOT 1-R, BLOCK 5-R, K.M. VAN ZANDT'S ADDITION, VOLUME 388-124, PAGE 7,
REMAINDER OF LOT 1-R-1, BLOCK 5-R, K.M. VAN ZANDT'S ADDITION, CABINET B, SLIDE 966,
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ALL OF LOTS 4, 5, 8, 9 AND A REMAINDER OF LOT 10, BLOCK 2,
K.M. VAN ZANDT'S ADDITION, VOLUME 106, PAGE 103,
ALL OF LOT 6-R, BLOCK 2, K.M. VAN ZANDT'S FIRST ADDITION,
VOLUME 388-188, PAGE 87.
AND A PORTION OF WEST 6TH STREET, ORDINANCE NUMBER ____________
BEING A PORTION OF HARROLD STREET ORDINANCE NUMBER ____________
AND A PORTION OF STAYTON STREET, 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 Weirdt, R.P.L.S.
Registration No. 5066
OCTOBER 23, 2014

OWNER:
CENTERGY WEST 7TH, LP
8235 DOUGLAS AVE.
SUITE 900
DALLAS, TEXAS 75225
(214) 368-7200
CONTACT: WEST MILLER

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

REVISED: ____________

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

SHEET 2 OF 2

s:\bur\0104157 centergy\30005 7th street\4157-05-lots-1r-2r-blk-5r-fplt.dwg plotted by rrobertson at Oct 22, 2014 - 05:05PM