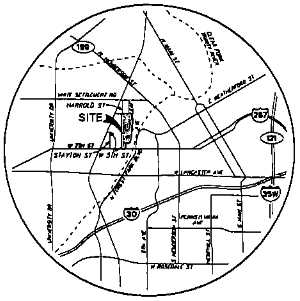


VICINITY MAP
N.T.S.
MAPSCO NO. 76 C

GRAPHIC SCALE IN FEET
0 20 40 60 80
SCALE: 1" = 40'

* 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.E.	PUBLIC OPEN SPACE EASEMENT
POB	POINT OF BEGINNING

* 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 0.999880014058

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," 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, AND A PORTION LIES WITHIN ZONE "AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48439C0190K, 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 AND RIGHT-OF-WAY DEDICATIONS SHOWN HEREON WITHOUT RECORDING INFORMATION ARE PROPOSED BY SEPARATE INSTRUMENTS NOT YET FILED OR RECORDED.

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. ____________

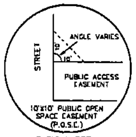
8. **** ONCOR ELECTRIC DELIVERY COMPANY EASEMENT, DOC. NO. ____________
AT & T EASEMENT, DOC. NO. ____________
CHARTER COMMUNICATIONS EASEMENT, DOC. NO. ____________

LINE TABLE

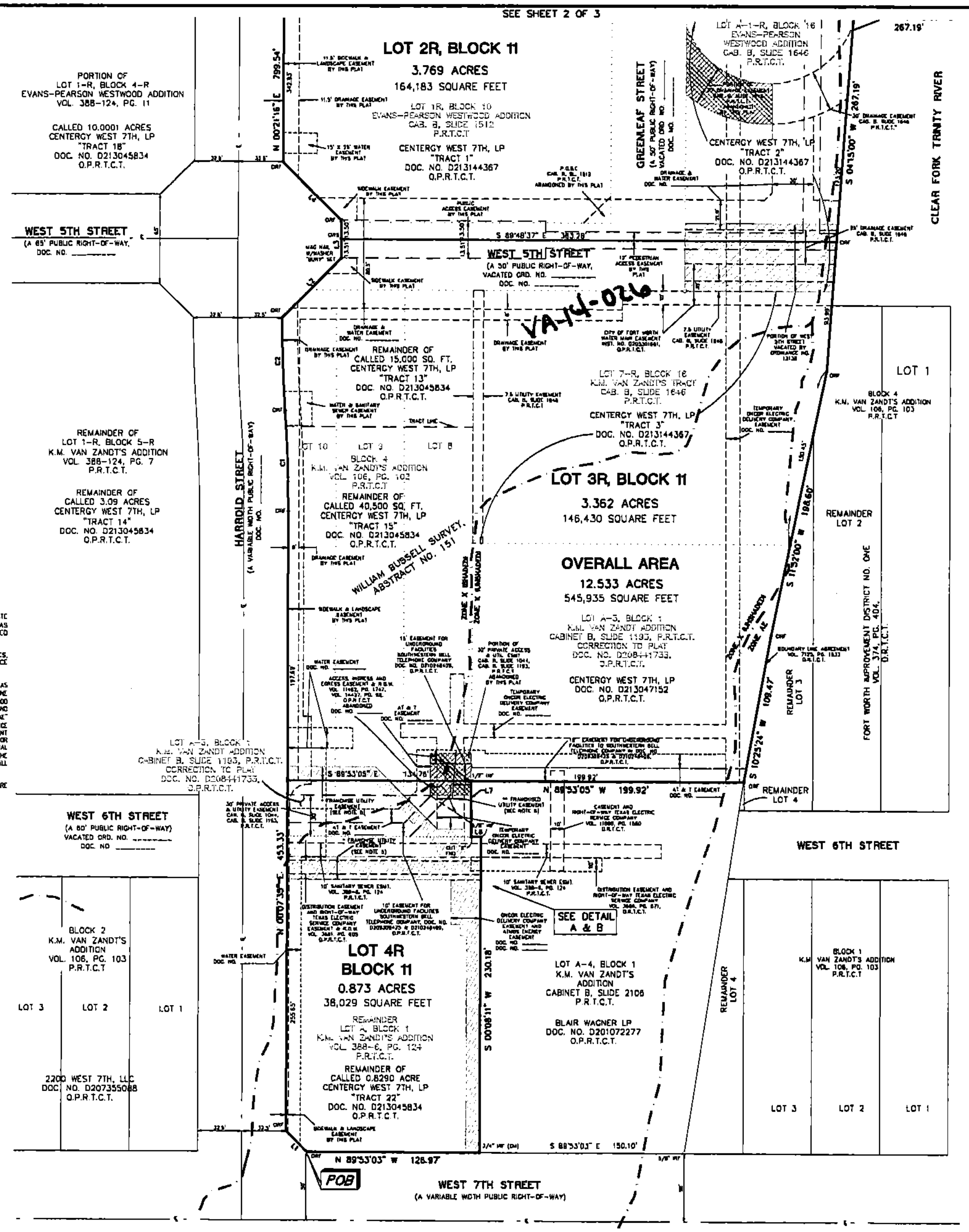
LINE #	BEARING	DISTANCE
L1	N44°52'44"W	21.21'
L2	N44°45'17"E	61.65'
L3	N00°34'04"W	27.01'
L4	N44°38'44"W	60.64'
L5	N45°09'38"E	7.10'
L6	S88°35'00"E	43.70'
L7	S00°13'22"E	40.46'
L8	S88°47'38"E	7.00'

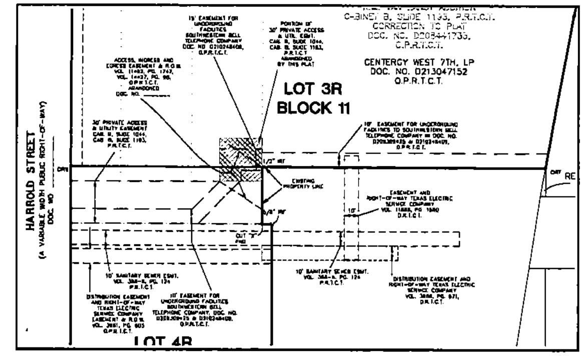
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	73.01'	1032.50'	4°03'05"	72.99'	N01°53'57"W
C2	68.41'	967.50'	4°03'06"	68.40'	N01°53'57"W

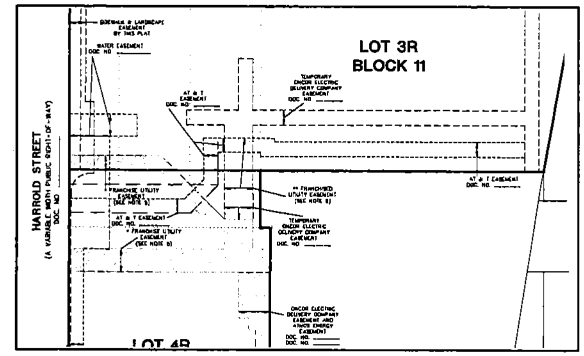


TYPICAL DETAIL
(NOT TO SCALE)





DETAIL A
EXISTING EASEMENTS



DETAIL B
PROPOSED EASEMENTS

A FINAL PLAT OF
LOTS 1R AND 2R, BLOCK 11
EVANS-PEARSON WESTWOOD ADDITION
LOTS 3R AND 4R, BLOCK 11
K.M. VAN ZANDT'S ADDITION

BEING A REPLAT OF LOT 1R & LOT 4R, BLOCK 11, EVANS-PEARSON WESTWOOD ADDITION, DOCUMENT NUMBER D213020906, CORRECTED IN DOCUMENT NUMBER D213040277, LOTS 1, 2, 3, 4 & 5, BLOCK 16, EVANS-PEARSON WESTWOOD ADDITION, VOLUME 310, PAGE 18, PORTION OF LOT A, BLOCK 16, EVANS-PEARSON WESTWOOD ADDITION, VOLUME 388-6, PAGE 124, LOT A-2, BLOCK 16, EVANS-PEARSON WESTWOOD ADDITION, VOLUME 388-136, PAGE 2, LOT A-3, BLOCK 16, EVANS-PEARSON WESTWOOD ADDITION, VOLUME 388-114, PAGE 428, LOT 1R, BLOCK 10, EVANS PEARSON WESTWOOD ADDITION, CABINET B, SLIDE 1512, LOT A-1-R, BLOCK 16, EVANS-PEARSON WESTWOOD ADDITION, CABINET B, SLIDE 1646, LOT 7-R, BLOCK 16, K.M. VAN ZANDT'S TRACT, CABINET B, SLIDE 1646, LOT A-3, BLOCK 1, K.M. VAN ZANDT ADDITION, CABINET B, SLIDE 1193, CORRECTED DOCUMENT NUMBER D208441733, LOTS 8, 9 & A PORTION OF LOT 10, BLOCK 4, K.M. VAN ZANDT'S ADDITION, VOLUME 106, PAGE 103, PORTION OF LOT A, BLOCK 1, K.M. VAN ZANDT'S ADDITION, VOLUME 388-6, PAGE 124, AND A PORTION OF WEST 5TH STREET, ORDINANCE NUMBER 13138 AND ORDINANCE NUMBER__________, HARROLD STREET, GREENLEAF STREET, ORDINANCE NUMBER__________ AND NEBRASKA STREET, ORDINANCE NUMBER__________
SITUATED IN THE WILLIAM BUSSELL SURVEY, ABSTRACT NO. 151,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

OCTOBER 23, 2014

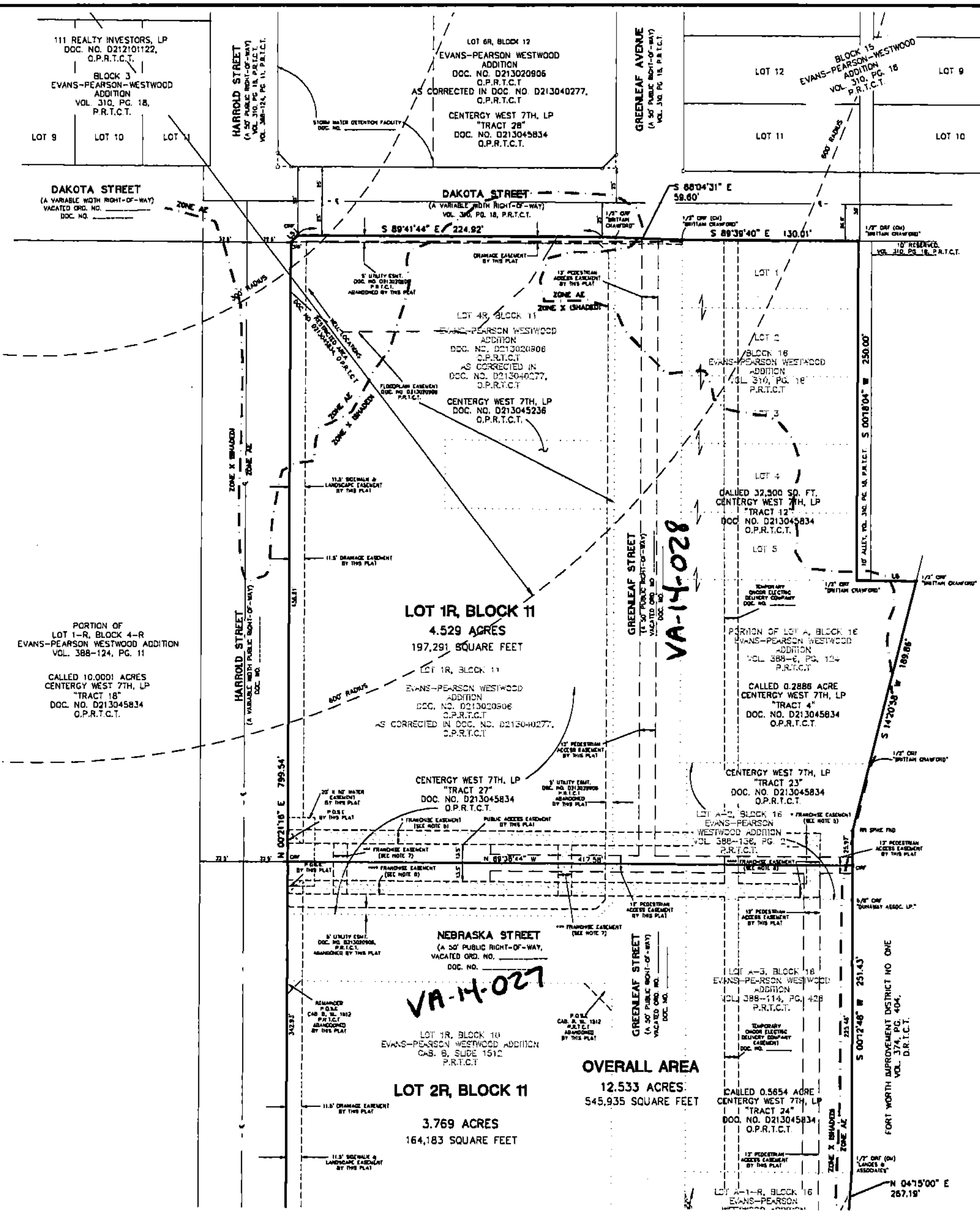
Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
David J. De Weirdt, R.P.L.S.
Registration No. 5066
OCTOBER 23, 2014

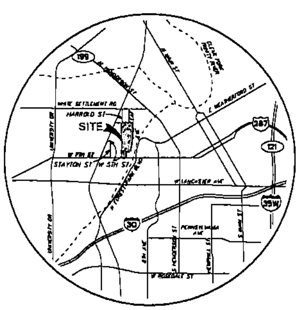
OWNER:
CENTERGY WEST 7TH, LP
8235 DOUGLAS AVE.
SUITE 900
DALLAS, TEXAS 75225
(214) 368-7200
CONTACT: WEST MILLER

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: ____________

s:\sur\0104157 centergy\30005 7th street\4157-05-lots-1r-2r-3r-4r-blk-11-fplt.dwg plotted by rrobertson at Oct 23, 2014 - 09:53AM





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

GRAPHIC SCALE IN FEET
0 20 40 60 80
SCALE: 1" = 40'

* LEGEND *

CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND
BMON	BRASS MONUMENT FOUND
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IRF	IRON ROD FOUND
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
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   CHARTER COMMUNICATIONS EASEMENT, DOC. NO. ____________

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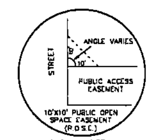

TYPICAL DETAIL
(NOT TO SCALE)

A FINAL PLAT OF
LOTS 1R AND 2R, BLOCK 11
EVANS-PEARSON WESTWOOD ADDITION
LOTS 3R AND 4R, BLOCK 11
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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

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

REVISED: ____________

s:\bur\0104157 centergy\30005 7th street\4157-05-lots-1r-2r-3r-4r-blk-11-fplt.dwg plotted by rrobertson at Oct 23, 2014 - 09:55AM

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. **FLOOD PLAIN/DRAINAGE-WAY 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 DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

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 12.533 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BUSSELL SURVEY, ABSTRACT NO. 151, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PORTION OF REMAINDER OF LOT A, BLOCK 1 OF THE K.M. VAN ZANDT'S ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-B, PAGE 124, PLAT RECORDS TARRANT COUNTY, TEXAS, (R.P.R.T.C.T.) AND BEING ALL OF LOTS 8 AND 9, BLOCK 4 AND A PORTION OF LOT 10, BLOCK 4 OF THE K.M. VAN ZANDT'S ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 103, P.R.T.C.T. ALL OF LOT A-3, BLOCK 1 OF K.M. VAN ZANDT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 1193, P.R.T.C.T. AS CORRECTED IN DOCUMENT NUMBER D208441733, OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.); ALL OF LOT 7-R, BLOCK 16 OF K.M. VAN ZANDT'S TRACT, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 1646, P.R.T.C.T. ALL OF LOT A-1-R, BLOCK 16 OF EVANS-PEARSON WESTWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 1848, P.R.T.C.T., BEING A PORTION OF LOTS 1R AND 4R, BLOCK 11 OF EVANS-PEARSON WESTWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER D213020906, O.P.R.T.C.T., AS CORRECTED IN DOCUMENT NUMBER D213040277, O.P.R.T.C.T., BEING ALL OF LOT A-2, BLOCK 16 OF EVANS-PEARSON WESTWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-136, PAGE 2, P.R.T.C.T., ALL OF LOT A-3, BLOCK 16 OF EVANS-PEARSON WESTWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-114, PAGE 427, P.R.T.C.T., ALL OF LOT 1R, BLOCK 16 EVANS-PEARSON WESTWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 1512, P.R.T.C.T., BEING ALL OF A PORTION OF LOT A, BLOCK 16 EVANS-PEARSON WESTWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-B, PAGE 134, P.R.T.C.T., BEING ALL OF LOTS 1 THROUGH 6, BLOCK 18 OF EVANS-PEARSON WESTWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 310, PAGE 18, P.R.T.C.T., AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND DESIGNATED AS TRACTS 4, 12, 23, AND 24 AND BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESIGNATED AS TRACTS 13, 15, 22 AND 27 DESCRIBED IN THE SPECIAL WARRANTY DEED TO CENTERGY WEST 7TH, LP RECORDED IN DOCUMENT NUMBER D213045634, O.P.R.T.C.T., AND ALL OF THOSE CERTAIN TRACTS OF LAND DESIGNATED AS TRACTS 1, 2 AND 3 DESCRIBED IN THE SPECIAL WARRANTY DEED TO CENTERGY WEST 7TH, LP, RECORDED IN DOCUMENT NUMBER D213144267, O.P.R.T.C.T., BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO CENTERGY WEST 7TH, LP, RECORDED IN DOCUMENT NUMBER D213047152, O.P.R.T.C.T., BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO CENTERGY WEST 7TH, LP, RECORDED IN DOCUMENT NUMBER D213045238, O.P.R.T.C.T., AND ALSO INCLUDING A PORTION OF THE EXISTING RIGHT-OF-WAY OF WEST 5TH STREET, (A CALLED 50-FOOT WIDE RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF SAID K.M. VAN ZANDT'S TRACT RECORDED IN VOLUME 106, PAGE 103, AND ON THE PLAT OF EVANS-PEARSON WESTWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 310, PAGE 18, P.R.T.C.T., AND ALSO INCLUDING A PORTION OF THE EXISTING RIGHT-OF-WAY OF NEBRASKA STREET, (A CALLED 50-FOOT WIDE RIGHT-OF-WAY), AND A PORTION OF GREENLEAF STREET, (A VARIABLE WIDTH RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF EVANS-PEARSON WESTWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 310, PAGE 18, P.R.T.C.T., SAID 12.533 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 POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST 7TH STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARROLD STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AND BEING THE SOUTH END OF A CORNER CLIP;

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

NORTH 44° 52' 44" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HARROLD STREET AND SAID CORNER CLIP, A DISTANCE OF 21.21 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTH END OF SAID CORNER CLIP;

NORTH 00° 07' 35" EAST, A DISTANCE OF 453.33 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1032.50 FEET;

NORTHWESTERLY 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 NORTH 01° 53' 57" WEST AND A CHORD DISTANCE OF 72.99 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 967.50 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04° 03' 08" FOR AN ARC LENGTH OF 68.41 FEET, A CHORD BEARING OF NORTH 01° 53' 57" WEST AND A CHORD DISTANCE OF 68.40 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE END OF SAID CURVE, BEING THE SOUTH END OF A CORNER CLIP;

NORTH 44° 45' 17" EAST ALONG THE SAID CORNER CLIP, A DISTANCE OF 61.63 FEET TO A MAG NAIL WITH WASHER STAMPED "BURY" FOUND FOR THE NORTH END OF SAID CORNER CLIP;

NORTH 00° 34' 04" WEST, A DISTANCE OF 27.01 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER, BEING THE SOUTH END OF A CORNER CLIP;

NORTH 44° 38' 44" EAST ALONG SAID CORNER CLIP, A DISTANCE OF 60.64 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTH END OF SAID CORNER CLIP;

NORTH 00° 21' 18" EAST, A DISTANCE OF 799.54 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER, BEING THE SOUTH END OF A CORNER CLIP;

NORTH 45° 09' 38" EAST ALONG THE SAID CORNER CLIP, A DISTANCE OF 7.10 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID HARROLD STREET, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DAKOTA STREET, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DAKOTA STREET, THE FOLLOWING:

SOUTH 89° 41' 44" EAST, A DISTANCE OF 224.69 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BRITTAIN CRAWFORD" FOUND FOR CORNER;

SOUTH 88° 04' 31" EAST, A DISTANCE OF 59.80 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BRITTAIN CRAWFORD" FOUND FOR CORNER;

SOUTH 89° 38' 40" EAST, A DISTANCE OF 130.01 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BRITTAIN CRAWFORD" FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 AND BEING IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED TO FORT WORTH IMPROVEMENT DISTRICT NO. ONE, RECORDED IN VOLUME 374, PAGE 404, DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE ALONG THE WEST LINE OF SAID FORT WORTH IMPROVEMENT DISTRICT NO. ONE, THE FOLLOWING:

SOUTH 00° 18' 04" WEST, A DISTANCE OF 250.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BRITTAIN CRAWFORD" FOUND FOR CORNER;

SOUTH 89° 35' 00" EAST, A DISTANCE OF 43.70 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BRITTAIN CRAWFORD" FOUND FOR CORNER;

SOUTH 14° 20' 58" WEST, A DISTANCE OF 189.86 FEET TO A RR SPIKE FOUND FOR CORNER;

SOUTH 00° 12' 48" WEST, A DISTANCE OF 251.43 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LANDES & ASSOCIATES" FOUND FOR CORNER;

SOUTH 04° 15' 00" WEST, A DISTANCE OF 287.18 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER;

SOUTH 11° 52' 00" WEST, A DISTANCE OF 198.60 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER;

SOUTH 10° 25' 24" WEST, A DISTANCE OF 108.47 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF LOT A-1, BLOCK 1 OF K.M. VAN ZANDT'S ADDITION, AN ADDITION IN THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 2105, P.R.T.C.T.;

THENCE NORTH 89° 53' 05" WEST ALONG THE NORTH LINE OF SAID LOT A-4, BLOCK 1, A DISTANCE OF 199.93 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT A-4, BLOCK 1;

THENCE ALONG THE WESTERLY LINE OF SAID LOT A-1, BLOCK 1, THE FOLLOWING;

SOUTH 00° 13' 22" EAST, A DISTANCE OF 40.48 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 89° 47' 38" EAST, A DISTANCE OF 7.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

SOUTH 00° 08' 17" WEST, A DISTANCE OF 230.18 FEET TO A 3/4-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT A-1, BLOCK 1 AND BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST 7TH STREET;

THENCE NORTH 89° 53' 03" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST 7TH STREET, A DISTANCE OF 126.97 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 545,935 SQUARE FEET OR 12.533 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 & 2R, BLOCK 11, EVANS-PEARSON WESTWOOD ADDITION AND LOTS 3R AND 4R, BLOCK 11, 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. 5086
BURY-DFW, INC.
5310 HARVEST HILL ROAD, SUITE 100
DALLAS, TEXAS 75230
(972) 991-0011

A FINAL PLAT OF
LOTS 1R AND 2R, BLOCK 11
EVANS-PEARSON WESTWOOD ADDITION
LOTS 3R AND 4R, BLOCK 11
K.M. VAN ZANDT'S ADDITION

BEING A REPLAT OF LOT 1R & LOT 4R, BLOCK 11, EVANS-PEARSON WESTWOOD ADDITION, DOCUMENT NUMBER D213020906, CORRECTED IN DOCUMENT NUMBER D213040277, LOTS 1, 2, 3, 4 & 5, BLOCK 16, EVANS-PEARSON WESTWOOD ADDITION, VOLUME 310, PAGE 18, PORTION OF LOT A, BLOCK 16, EVANS-PEARSON WESTWOOD ADDITION, VOLUME 388-B, PAGE 124, LOT A-2, BLOCK 16, EVANS-PEARSON WESTWOOD ADDITION, VOLUME 388-136, PAGE 2, LOT A-3, BLOCK 16, EVANS-PEARSON WESTWOOD ADDITION, VOLUME 388-114, PAGE 428, LOT 1R, BLOCK 10, EVANS PEARSON WESTWOOD ADDITION, CABINET B, SLIDE 1512, LOT A-1-R, BLOCK 16, EVANS-PEARSON WESTWOOD ADDITION, CABINET B, SLIDE 1646, LOT 7-R, BLOCK 16, K.M. VAN ZANDT'S TRACT, CABINET B, SLIDE 1646, LOT A-3, BLOCK 1, K.M VAN ZANDT ADDITION, CABINET B, SLIDE 1193, CORRECTED DOCUMENT NUMBER D208441733, LOTS 8, 9 & A PORTION OF LOT 10, BLOCK 4, K.M. VAN ZANDT'S ADDITION, VOLUME 106, PAGE 103, PORTION OF LOT A, BLOCK 1, K.M. VAN ZANDT'S ADDITION, VOLUME 388-6, PAGE 124, AND A PORTION OF WEST 5TH STREET, ORDINANCE NUMBER 13138 AND ORDINANCE NUMBER_____, HARROLD STREET, GREENLEAF STREET, ORDINANCE NUMBER_____ AND NEBRASKA 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. 5086
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: _____

e:\wur\0104137 centergy\30003 7th street\4137-03-lots-1r-2r-3r-4r-blk-11-fpll.dwg plotted by rrobertson at Oct 23, 2014 - 09:50AM