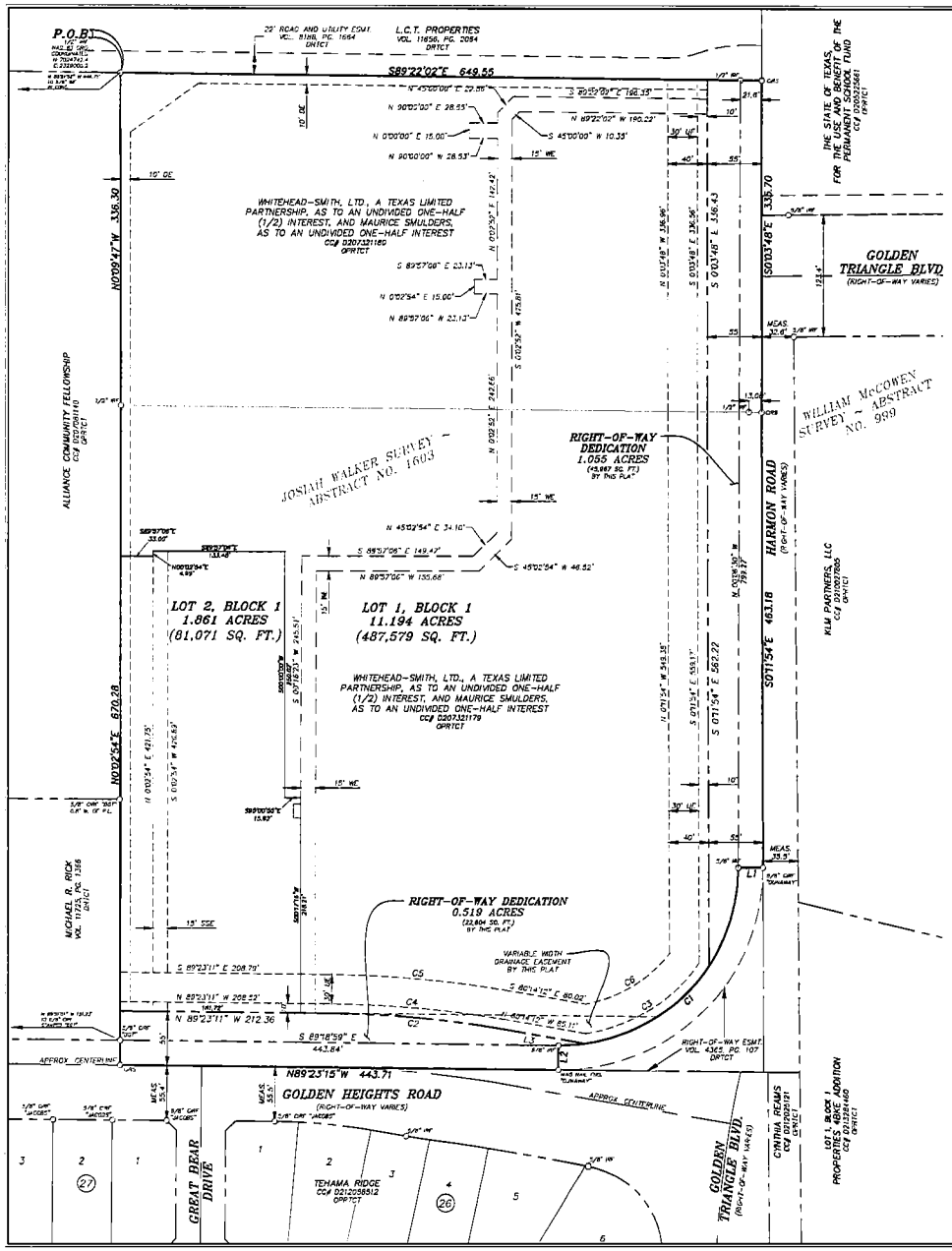
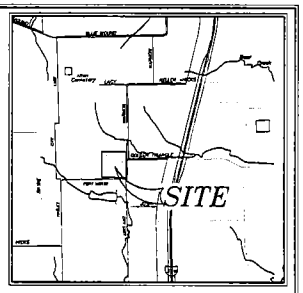


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	285.03	179.85	90° 48' 17"	S45°20'10"W	256.13
C2	178.45	1105.15	9° 15' 05"	N84°51'45"W	178.25
C3	139.53	169.85	47° 04' 00"	S57°51'33"W	135.64
C4	180.05	1113.15	9° 15' 04"	N84°51'44"W	179.86
C5	184.87	1145.15	9° 14' 59"	S84°51'42"E	184.67
C6	101.35	139.85	41° 31' 14"	N58°44'20"E	99.14

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	25.09	S89°37'46"W
L2	25.08	S00°19'44"W
L3	86.70	N80°14'12"W



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT TO BE 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 THIS 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.
2. ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, 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.
3. 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 I 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.
4. NO BUILDING PERMIT 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.
5. 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.
6. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".
7. 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.
8. THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE 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 BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES, RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES, WATER AND WASTE WATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES, AND RECREATION, CLUBHOUSE OR EXERCISE BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.
9. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAPS, MAP NO. 48439C0065K, MAPS REVISED: JUNE 21, 2011.
10. PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE INS, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS, MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
11. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING SETBACK REQUIREMENTS OF THE CITY OF FORT WORTH COMPREHENSIVE ZONING ORDINANCE.
12. COMPLIANCE WITH TREE ORDINANCE # 18615-05-2009 WILL BE REQUIRED.
13. PRESSURE REDUCING VALVES WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 PSI.

LAND USE TABLE		
LAND USE	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	1.574	68,563
COMMERCIAL	13.055	568,676
TOTAL	14.629	637,239

PRELIMINARY PLAT CASE NUMBER:
FINAL PLAT CASE NUMBER: FS-14-____
CASE NAME:
PHASE: BLOCK 1
SECTION: LOTS 1 & 2

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

LEGEND / ABBREVIATIONS

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"
5/8" C-B	5/8" CIRF STAMPED "CARTER & BURGESS"
DRTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
PRTCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
CC#	COUNTY CLERK'S INSTRUMENT NO.
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
SWE	SCREENING WALL EASEMENT
DE	DRAINAGE EASEMENT
ESMT.	EASEMENT
MEAS.	MEASURED

1 inch = 60 ft.

FINAL PLAT
LOTS 1 & 2, BLOCK 1
I.L. TEXAS HS ADDITION
AN ADDITION TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
BEING 14.629 ACRES OF LAND LOCATED IN THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1603
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
1 COMMERCIAL LOT
1 MULTI-UNIT RESIDENTIAL LOT

DECEMBER 2014

OWNER/DEVELOPER:
RJ FT. WORTH I LLC.
855 Broad Street, Suite 300
Boise, Idaho 83702-7154
Phone: 208-906-5505
Contact: Ken Tucker

SURVEYOR/ENGINEER:
mmja
mycoskie mcinnis associates
surveying engineering transportation planning
tbpe registration number: F-3759
tbpls registration/license number: 10018800
203 west abram
arlington, texas 76010
817-469-1671
fax: 817-274-5757
www.mmaplanning.com

SHEET 1 OF 2

THIS PLAT IS FILED IN INSTRUMENT #_____, OPRTCT DATE:_____

OWNER'S CERTIFICATE

STATE OF TEXAS X
COUNTY OF TARRANT X

WHEREAS RJ FT. WORTH I LLC, AN IDAHO LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 14.629 ACRE TRACT OF LAND LOCATED IN THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1603, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS;

BEING A 14.629 ACRE TRACT OF LAND LOCATED IN THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1603, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF A CALLED 5.01 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO WHITEHEAD-SMITH, LTD., A TEXAS LIMITED PARTNERSHIP, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, AND MAURICE SHULDERS, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D207321180, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), AND BEING ALL OF A CALLED 9.62 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO WHITEHEAD-SMITH, LTD., A TEXAS LIMITED PARTNERSHIP, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, AND MAURICE SHULDERS, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D207321179, OPRTCT, SAID 14.629 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 5.01 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 14.00 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO ALLIANCE COMMUNITY FELLOWSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D207081140, OPRTCT, AND BEING IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO L.C.T. PROPERTIES, FILED FOR RECORD IN VOLUME 11656, PAGE 2064, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), SAID BEGINNING POINT HAVING A NAD 83 - TEXAS COORDINATE SYSTEM POSITION (GRID) OF N: 7024742.4 E: 2329000.2 (SEE NOTE AT BOTTOM OF DESCRIPTION FOR REFERENCED NETWORK);

THENCE SOUTH 89 DEGREES 22 MINUTES 02 SECONDS EAST, ALONG SAID SOUTH LINE, AT A DISTANCE OF 627.85 FEET, PASSING A 1/2 INCH IRON ROD FOUND ON THE APPARENT WEST RIGHT-OF-WAY LINE OF HARMON ROAD, AN UNDEFINED PUBLIC RIGHT-OF-WAY, AND CONTINUING IN ALL A TOTAL DISTANCE OF 649.55 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE NORTHEAST CORNER OF SAID CALLED 5.01 ACRE TRACT OF LAND, AND BEING IN SAID HARMON ROAD;

THENCE SOUTH 00 DEGREES 03 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 5.01 ACRE TRACT OF LAND, A DISTANCE OF 335.70 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE SOUTHEAST CORNER OF SAID CALLED 5.01 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 9.62 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 89 DEGREES 25 MINUTES 11 SECONDS WEST, A DISTANCE OF 13.00 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 54 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 9.62 ACRE TRACT OF LAND, A DISTANCE OF 463.18 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "DUNAWAY & ASSOC";

THENCE SOUTH 89 DEGREES 37 MINUTES 46 SECONDS WEST, A DISTANCE OF 25.09 FEET, TO A 5/8 INCH IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 179.85 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, IN A SOUTHWESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 90 DEGREES 48 MINUTES 17 SECONDS, AN ARC LENGTH OF 285.03 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 45 DEGREES 20 MINUTES 19 SECONDS WEST, A CHORD LENGTH OF 256.13 FEET, TO A 5/8 INCH IRON ROD FOUND ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF GOLDEN HEIGHTS ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 00 DEGREES 19 MINUTES 44 SECONDS WEST, A DISTANCE OF 25.08 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE SOUTHEAST CORNER OF SAID CALLED 9.62 ACRE TRACT OF LAND AND BEING IN THE APPROXIMATE CENTERLINE OF SAID GOLDEN HEIGHTS ROAD;

THENCE NORTH 89 DEGREES 23 MINUTES 15 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 442.71 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE SOUTHWEST CORNER OF SAID CALLED 9.62 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 02 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 9.62 ACRE TRACT OF LAND, AT A DISTANCE OF 25.83 FEET, PASSING A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "BGT" FOR THE SOUTHEAST CORNER OF A CALLED 14.938 TRACT OF LAND (REMAINDER PORTION - LESS RIGHT-OF-WAY AREA) AS DESCRIBED IN THE WARRANTY DEED TO MICHAEL R. RICK AND WIFE SHARON L. RICK, FILED FOR RECORD IN VOLUME 11725, PAGE 1366, DRTCT, AND AT A DISTANCE OF 269.83 FEET (0.80' LEFT - PERPENDICULAR), PASSING A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "BGT" FOR THE NORTHEAST CORNER OF SAID CALLED 14.938 TRACT OF LAND (REMAINDER PORTION), AND CONTINUING IN ALL A TOTAL DISTANCE OF 670.28 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 9.62 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 5.01 ACRE TRACT OF LAND, SAME ALSO BEING IN THE EAST LINE OF SAID CALLED 14.00 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 09 MINUTES 47 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 5.01 ACRE TRACT OF LAND, BEING COMMON WITH THE EAST LINE OF SAID CALLED 14.00 ACRE TRACT OF LAND, A DISTANCE OF 336.30 FEET, TO THE POINT OF BEGINNING AND CONTAINING 14.629 ACRES (637,220 SQUARE FEET) OF LAND, MORE OR LESS.

BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. COORDINATE VALUES ARE PROVIDED FOR LOCATION PURPOSES ONLY (GENERAL) AND SHOULD NOT BE SOLELY RELIED UPON WHEN CONDUCTING A BOUNDARY RETRACEMENT SURVEY.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RJ FT. WORTH I LLC, AN IDAHO LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, I.L. TEXAS HS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATED TO THE PUBLICS' USE THE STREETS AND EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE ______ DAY OF ______________ 2014.

RJ FT. WORTH I LLC,
AN IDAHO LIMITED LIABILITY COMPANY

BY:
MARK A. BULLOCK, MANAGER

STATE OF __________ X
COUNTY OF __________ X

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK A. BULLOCK, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___ DAY OF __________, 2014.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ______________

LIENHOLDER

THE CHARTER SCHOOL FUND - RJ LLC,
AN IDAHO LIMITED LIABILITY COMPANY

BY: ______________________________

ITS: ______________________________

STATE OF __________ X
COUNTY OF __________ X

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ____________________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___ DAY OF __________, 2014.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ______________

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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.

MERLE W. MILLER — DATE: DECEMBER 30, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5438
STATE OF TEXAS

STATE OF TEXAS — REGISTERED — MERLE W. MILLER — 5438 — PROFESSIONAL LAND SURVEYOR

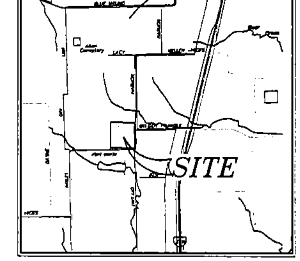
STATE OF TEXAS X
COUNTY OF TARRANT X

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___ DAY OF __________, 2014.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ______________



VICINITY MAP
(NOT TO SCALE)

LEGEND / ABBREVIATIONS

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"
5/8" C-B	5/8" CIRF STAMPED "CARTER & BURGESS"
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SWE	SCREENING WALL EASEMENT
DE	DRAINAGE EASEMENT
ESMT.	EASEMENT
MEAS.	MEASURED

0 30 60 120
1 inch = 60 ft.

FINAL PLAT
LOTS 1 & 2, BLOCK 1
I.L. TEXAS HS ADDITION
AN ADDITION TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
BEING 14.629 ACRES OF LAND LOCATED IN THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1603
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
1 COMMERCIAL LOT
1 MULTI-UNIT RESIDENTIAL LOT

DECEMBER 2014

OWNER/DEVELOPER:
RJ FT. WORTH I LLC.
855 Broad Street, Suite 300
Boise, Idaho 83702-7154
Phone: 208-906-5505
Contact: Brian Huffaker

SURVEYOR/ENGINEER:
mycoskie mcinnis associates
texas registration number: f - 2759
texas registration/license number: 10088000
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

SHEET 2 OF 2

THIS PLAT IS FILED IN INSTRUMENT #__________, OPRTCT DATE: __________