

OWNER'S CERTIFICATION

COUNTY OF TARRANT §
STATE OF TEXAS §

WHEREAS FW MASON HEIGHTS, L.P., is the owner of a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, City of Fort Worth, Tarrant County, Texas and being all of Lot 1, Block 1 of Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in County Clerk's file No. D212201535 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found on the east right-of-way line of Mitchell Boulevard (100' right-of-way), said iron rod being the southwest corner of a tract of land described in deed to Fort Worth ISD, recorded in Volume 2547, Page 198, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being the most westerly northwest corner of said Lot 1, Block 1;

THENCE North 89 deg 58 min 22 sec East, departing the East right-of-way line of said Mitchell Boulevard and a common line between said Lot 1, Block 1 and the south line of said Fort Worth ISD tract, a distance of 422.17 feet to a 5/8 inch iron rod with plastic cap stamped "Cheatem" found for corner, said iron rod being the southeast corner of said Fort Worth ISD tract and an inner all corner of said Lot 1, Block 1;

THENCE North 00 deg 00 min 22 sec East, along the east line of said Fort Worth ISD tract and a west line of said Lot 1, Block 1, a distance of 510.70 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner, said iron rod being the northwest corner of said Lot 1, Block 1 and a southwest corner of Lot 14, Block 1, The Shoppes at Renaissance Square Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in County Clerk's File No. 211065015, Plat Records, Tarrant County, Texas;

THENCE North 89 deg 58 min 22 sec East, along the south line of said Lot 14, Block 1 and the north line of said Lot 1, Block 1, a distance of 574.53 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner and being the northeast corner of said Lot 1, Block 1;

THENCE South 00 deg 07 min 24 sec West, departing the south line of said Lot 14, Block 1, a distance of 842.84 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner situated in the north right-of-way line of Moresby Street (variable width right-of-way);

THENCE along the north right-of-way line of said Moresby Street the following:

North 89 deg 31 min 51 sec West, a distance of 840.41 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner and the beginning of a curve to the right having a radius of 430.00 feet, a central angle of 03 deg 08 min 52 sec, a chord bearing of North 87 deg 57 min 24 sec West and a chord length of 23.62 feet;

Along said curve to the right, an arc distance of 23.62 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

North 86 deg 22 min 58 sec West, a distance of 74.87 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner and the beginning of a curve to the left having a radius of 490.00 feet, a central angle of 03 deg 08 min 52 sec, a chord bearing of North 87 deg 57 min 24 sec West and a chord length of 26.92 feet;

Along said curve to the left, an arc distance of 26.92 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

North 89 deg 31 min 51 sec West, a distance of 21.94 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner and being the southeast end of a corner clip at the intersection of the north right-of-way line of said Moresby Street and the east right-of-way line of aforementioned Mitchell Boulevard;

THENCE North 44 deg 31 min 51 sec West, along said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner, said iron rod being the northwest end of said corner clip;

THENCE North 00 deg 28 min 09 sec East, along the east right-of-way line of said Mitchell Boulevard, a distance of 308.01 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 14.217 acres or 619,287 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 17th day of December, 2014, utilizing a measurement of North 89 deg 58 min 22 sec East (plat-North 89 deg 58 min 22 sec East), along a north line of Lot 1, Block 1, Mason Heights Addition, recorded in County Clerk's File No. D212201535, P.R.T.C.T.

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That FW MASON HEIGHTS, L.P. is the owner of the above described parcel of land, and do hereby adopt the hereon map as correctly representing our plan of subdivision to be known as MASON HEIGHTS ADDITION, Lot 1A, Block 1, and Lot 1B, Block 1, an addition to the City of Fort Worth, Texas, and do dedicate to the public use forever the streets and easements as shown thereon.

WITNESS UNDER MY HAND THIS THE ____ day of _____, 2015.

FW MASON HEIGHTS, L.P.

By: HAPPY BAGGETT
MANAGER

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Happy Baggett, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they 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 _____, 2015.

Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATION

I, the undersigned, hereby certify that the plat hereon, depicts and describes the results of an actual on the ground survey made under my supervision, and all corners were as found or set in accordance with the City of Fort Worth platting rules and regulations.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090



Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they 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 _____, 2015.

Notary Public in and for the State of Texas.

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.

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.

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.

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".

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, streetlights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

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.

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.



LAND USE TABLE

Gross Site Area (Acreage): _____ Total Number Lots: _____
Residential Lots: Number _____ Total Number Dwelling Units: _____
Acreage: Single Family Detached _____ Single Family Attached _____ Two Family _____ Multifamily _____
Non-Residential Lots: Number _____
Acreage: Commercial Lots _____ Industrial Lots _____ Open Space Lots _____ Right-of-Way _____

SERVICE PROVIDERS

Electric Service Company: _____

Water Source: _____

Sewer Source: _____

School District: _____

County: Tarrant



J. JUSTICE SURVEY, ABSTRACT No. 859
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
FW MASON HEIGHTS, L.P.
1000 N. CENTRAL EXPRESSWAY, SUITE 1500
DALLAS, TEXAS 75231

REPLAT
MASON HEIGHTS ADDITION
LOTS 1A & 1B, BLOCK 1
FORT WORTH, TARRANT COUNTY, TEXAS

Date : 01.13.15
Scale : N/A
File : 26065-LOT1-RPLT
Project No. : 26065-00

REPLAT
MASON HEIGHTS ADDITION
LOTS 1A & 1B, BLOCK 1
BEING A REPLAT OF LOT 1, BLOCK 1,
MASON HEIGHTS ADDITION
COUNTY CLERK'S FILE NO. D212201535
14.217 ACRES OUT OF THE E. J. JUSTICE SURVEY, ABSTRACT NO. 859

CLIENT/OWNER:
FW MASON HEIGHTS, L.P.
1000 N. CENTRAL EXPRESSWAY,
SUITE 1500
DALLAS, TEXAS 75231
ENGINEER / SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090

THIS PLAT FILED IN DOCUMENT# _____, DATED _____, CASE # FS _____