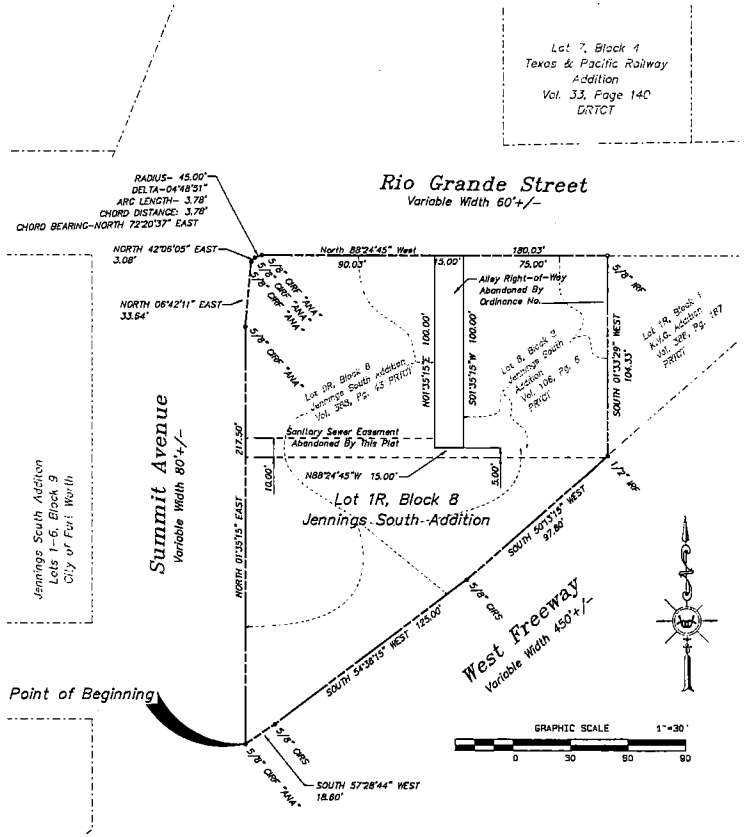


This lot is not within a 100-year flood plain or a depicted flood zone area for the current FIRM Map dated Sept. 25, 2009, Panel# 48439C0305K.

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may require a parkway permit at time of building permit issuance.

Pressure reducing water valve will be required if pressure exceeds 80 psi.

GENERAL NOTES:

1. Building setback lines to be established per requirements of City of Fort Worth zoning ordinance.
2. The basis of bearing is the Texas State Plane Coordinate System, North Central Texas Zone, NAD83, As Derived By Field Observation Utilizing the RTK Network Administrated By SmartNet North America.
3. All recording information on this plat is per Tarrant County deed and plat records.

LEGEND

CIRS = 5/8" CAPPED IRON ROD SET "BDI #6353"
CIRF = CAPPED IRON ROD FOUND
TCCIN = TARRANT COUNTY CLERK'S INSTRUMENT NUMBER

Owner:
CIERA BANK
1501 Summit Avenue
Fort Worth, TX 76102
Voice: 817 335-5935

Surveyor:
BOYDSTON DESIGNS INC.
222 W. EXCHANGE AVE. #105
FORT WORTH, TX 76164
Voice: (817) 626-7878

PLAT DEDICATION

Being a 0.790 acre tract, a portion of Lot 9R, Block 8 recorded in Volume 388-43, Page 65, plat records of Tarrant County, Texas (PRTCT) and Lot 8, Block 8, Jennings South Addition as recorded in Volume 106, Page 6, PRTCT and a tract of land as conveyed and described in Quit Claim Deed from the State of Texas as recorded in Volume 11,542, Page 1105 in the deed records of Tarrant County, Texas. Said 0.790 acre tract is more particularly described as follows:

Beginning at a found 5/8" iron rod with cap "ANA" the most southerly corner of said Lot 9R in the east right-of-way (ROW) of Summit Avenue, a variable width ROW;

Thence with the east ROW of Summit Avenue North 01 Degrees 35 Minutes 15 Seconds East, a distance of 217.50 feet to a found 5/8" iron rod with cap "ANA";

Thence continuing with the said east ROW North 06 Degrees 42 Minutes 11 Seconds East, a distance of 33.64 feet to a found 5/8" iron rod with cap "ANA";

Thence continuing with the said east ROW North 42 Degrees 05 Minutes 05 Seconds East, a distance of 3.08 feet to a found 5/8" iron rod with cap "ANA" and the beginning of a curve to the right having a radius of 45.00 feet and a central angle of 4 Degrees 48 Minutes 51 Seconds and whose long chord bears North 72 Degrees 20 Minutes 37 Seconds East 3.78 feet;

Thence with the south ROW of Rio Grande Street easterly with said curve a distance of 3.78 feet to a found 5/8" iron rod with cap "ANA";

Thence continuing with the said South ROW 88 Degrees 24 Minutes 45 Seconds East, a distance of 180.03 feet to a found 5/8" iron rod;

Thence leaving the said south ROW South 01 Degrees 33 Minutes 29 Seconds West, a distance of 104.33 feet to a found ½" iron rod in the north ROW of the West Freeway (450. ROW+/-);

Thence with the said north ROW South 50 Degrees 13 Minutes 15 Seconds West, a distance of 97.80 feet to a set 5/8" iron Rod "BDI #6353";

Thence continuing with the said north ROW South 54 Degrees 38 Minutes 15 Seconds West, a distance of 125.00 feet to a set 5/8" iron rod with cap "BDI #6353";

Thence South 57 Degrees 28 Minutes 44 Seconds West, a distance of 18.60 feet to the Point of Beginning. Containing 0.790 ACRES, more or less.

Surveyed on the ground May 6,7, 2015.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT: Ciera Bank, a Texas State Bank does hereby adopt this plat designating the herein above described tract to be Lot 1R, Block 8, Jennings South Addition, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public forever the easements and rights-of-way shown hereon.

Witness my hand this the _____ day of _____, 2015.

Ciera Bank,

1501 Summit Avenue
Fort Worth, Texas 76102

By: _____
Name: _____
Title: _____
Date: _____

State of Texas
County of Tarrant
Before me, the undersigned Notary Public, in and for the State of Texas, 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 he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the _____ day of _____ 2015

Notary Public in and for the State of Texas

My commission expires: _____

City of Fort Worth
Related Case Number:
ZC-15-063
VA-15-012

Mapsco 75H
TAD 2048-392

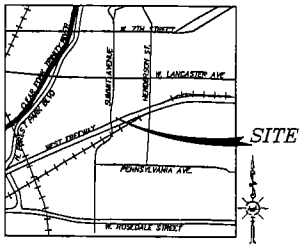
DATE PLAT FILED: _____

INSTRUMENT NO: _____

PLAT RECORDS, TARRANT COUNTY, TEXAS

CASE NO. _____

VICINITY MAP



NTS

FORT WORTH
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

STATE OF TEXAS REGISTERED NOAH C. BOYDSTON 6353 PROFESSIONAL LAND SURVEYOR

This is to certify that I, Noah Boydston, a Registered Professional Land Surveyor for the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

Jun 3, 2015
Noah Boydston — Date
R. P. L. S. 6353

Surveyed on the ground May 6-7, 2015.

UTILITY EASEMENTS

Any public franchised 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; any they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, 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.

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 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 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.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director 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.

FLOOD-PLAIN RESTRICTIONS

No construction shall be allowed within the flood plain easement without the written approval of the Director of Transportation and Public Works. In order to secure approval, satisfactory engineering studies and/or detailed engineering improvement plans, shall be prepared and submitted to the party(s) wishing to construct within the flood-plain. Where construction is permitted, assuming ultimate development conditions, all finished floor elevations shall be a minimum of two feet above the 100-year flood-plain water elevation, or one foot above the 100-year floodway water surface elevation.

PRIVATE COMMON AREA AND FACILITIES

The City of Fort Worth shall not be held responsible to the construction or operation of any lots containing private common areas or facilities identified as such on this plat. Said lots and facilities shall include, but are not limited to: private streets, emergency access easements, and gated private entrances; recreation, landscape and open space areas; water and wastewater distribution, collection and treatment facilities; and club house, recreation buildings and outdoor 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.

MAINTENANCE: FLOOD-PLAIN/DRAINAGE WAY

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 drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean of free of debris, silt, or other substances which would result in the unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways 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 drainage ways. The drainage way crossing each lot is contained within the flood-plain easement line as shown on the plat.

BUILDING PERMITS

No building permits shall be issued for any lot in this Subdivision until an acceptable 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.

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."

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.

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.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regard to intervening structures or objects.

FINAL PLAT OF
LOT 1R, BLOCK 8
JENNINGS SOUTH ADDITION

Being a 0.790 acre tract described in a deed to Surety Bank recorded in Tarrant County Clerk's Instrument No. D199192685.

S.G. JENNINGS Survey, Abstract 844
City of Fort Worth
Tarrant County, Texas

July 2015 1 LOT 0.790 ACRES

BOYDSTON DESIGNS, INC.
222 W. Exchange Ave. Suite 105
Fort Worth, TX 76164
Voice 817 626-7878 - Fax 817 626-7879
Civil Engineering•Surveying•Land Planning
E. Reg.# F-11307 • S. Reg.#10193818