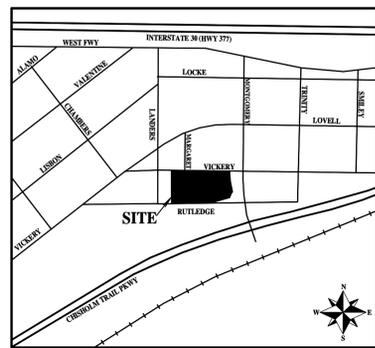
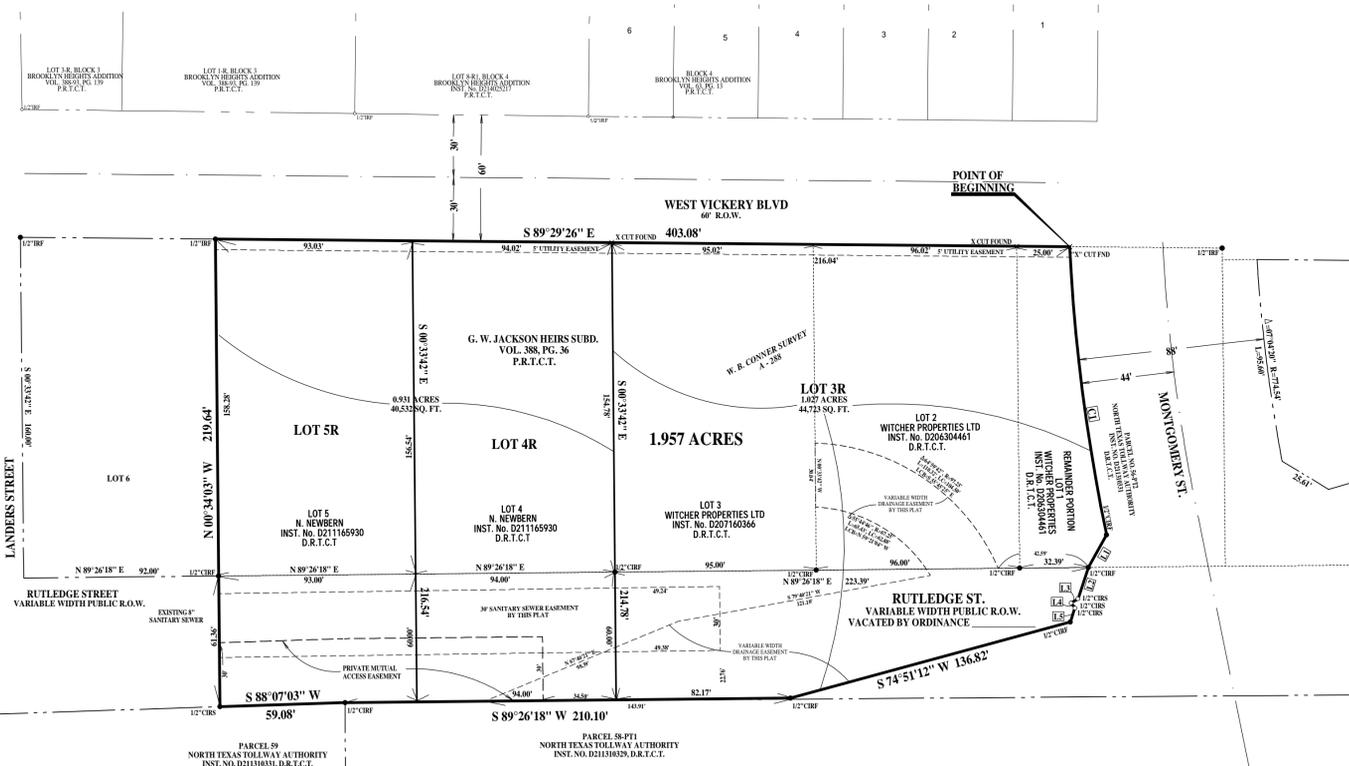


- LEGEND
CAPPED IR. SET
ELEC RISER
FENCE CORNER
FIBER OPTIC LINE
FIRE HYDRANT
GAS RISER
IRON ROD FOUND
LIGHT POLE
POWER POLE
SAN. SEW. M.H.
TEL. PED.
UNDERG. CABLE
WATER VALVE
WATER METER
'X' IN CONC.



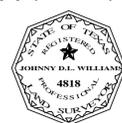
LINE TABLE with columns: Id, Bearing, Distance. Rows: L1, L2, L3, L4, L5.

CURVE TABLE with columns: Id, Delta, Radius, Arc Length, Chord, Ch. Bear. Row: C1.



NOTES:
1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN INSTRUMENT NO. D211310331, DEED RECORDS, TARRANT COUNTY, TEXAS.
2. THE PROPERTY DEPICTED IN THIS SURVEY DOES NOT LIE WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 48439C0305 K, MAP REVISED SEPTEMBER 25, 2009.

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF TARRANT:
I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
PRELIMINARY - FOR REVIEW ONLY
NOT TO BE FILED FOR ANY REASON
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
Date: SEPTEMBER 28, 2015



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.

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 paving improvements; and approval is first obtained from the City of Fort Worth.

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.

PRIVATE COMMON AREAS AND FACILITIES
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 limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/dubhouse/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.

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, or any other utility easement of any type.

WATER
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 current impact fee ordinance. 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.

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.

PARKWAY PERMIT
Parkway improvements such as curb and gutter, pavement tie in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

URBAN FORESTRY
Compliance with Tree Ordinance # 18615-05-2009 will be required.

P.R.V. REQUIREMENT
Private P.R.V.'s will be required water pressure exceeds 80 P.S.I.

Covenants or Restrictions are Un-altered.

PRIVATE MAINTENANCE
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, Nancy Newbern, does hereby adopt this plat as Lots 3R, 4R & 5R, G. W. Jackson Heirs Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

WITNESS MY HAND THIS the \_\_\_ day of \_\_\_, 2015.

Nancy Newbern

STATE OF TEXAS )
COUNTY OF )

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Nancy Newbern, 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 consideration therein expressed.

Notary Public in \_\_\_ County, Texas

My commission expires: \_\_\_

STATE OF TEXAS )
COUNTY OF TARRANT )

WHEREAS, Witcher Properties, Ltd. is the owner of the remainder portion of Lot 1, and all of Lots 2, 3, 4 and 5 of the G. W. Jackson Heirs Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Volume 388, Page 36, Plat Records, Tarrant County, Texas, and Nancy Newbern is the owner of Lots 4 & 5, of said G. W. Jackson Heirs Subdivision, together with a portion of Rutledge Street, a variable width public right of way, vacated by Ordinance \_\_\_ being 1.957 acres. The bearings for this description are based on the bearings as they appear in Instrument Number D211310331, Deed Records, Tarrant County, Texas. Said 1.957 acre tract of land being described by metes and bounds as follows:

BEGINNING at an "X" cut found at the northwest corner of Parcel No. 56-PT2, North Texas Tollway Authority, recorded in Instrument No. D211310331, Deed Records, Tarrant County, Texas, and being in the south right of way line of Vickery Blvd., a variable width public right of way, also being at the beginning of a non-tangent curve, concave to the east, having a radius of 862.51 Feet, a central angle of 09°04'23", and a chord of 136.44 Feet bearing South 07°21'13" East;

THENCE departing the south right of way line of said Vickery Blvd., and continuing along the west lines of said Parcel 56-PT2, the following courses and distances:

Southerly along said curve, a distance of 136.58 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 29°13'34" West, a distance of 17.59 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the southwest corner of said Parcel 56-PT2, and being in the north right of way line of said Rutledge Street;

THENCE departing the said north right of way line, and continuing over and across said Rutledge Street, the following courses and distances:

South 18°28'03" West, a distance of 15.50 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 58°40'37" West, a distance of 3.75 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 36°02'26" East, a distance of 2.97 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 18°28'03" West, a distance of 6.93 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 74°51'12" West, a distance of 136.82 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the south right of way line of said Rutledge Street;

THENCE along the south right of way line of said Rutledge Street, the following courses and distances:

South 89°26'18" West, a distance of 210.10 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 88°07'03" West, a distance of 59.08 Feet to a 1/2" iron rod found;

THENCE North 00°34'03" West, departing the south right of way line of said Rutledge Street, and continuing over and across said Rutledge Street, at a of 63.36 Feet passing a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the said north right of way line, and being at the southwest corner of said Lot 5, continuing along the west line of said Lot 5 for a total distance of 219.64 Feet to 1/2" iron rod found at the northwest corner of said Lot 5, and being in the south right of way line of Vickery Blvd.;

THENCE South 89°29'26" East, with the south line of said Vickery Blvd., a distance of 403.08 Feet to the POINT OF BEGINNING; and containing a computed area of 1.957 Acres, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, Witcher Properties, Ltd., does hereby adopt this plat as Lots 3R, 4R & 5R, G. W. Jackson Heirs Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

WITNESS MY HAND THIS the \_\_\_ day of \_\_\_, 2015.

Witcher Properties, Ltd. - Jill Black

STATE OF TEXAS )
COUNTY OF )

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Jill Black, 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 consideration therein expressed.

Notary Public in \_\_\_ County, Texas

My commission expires: \_\_\_

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL
Plat Approval Date:
By: \_\_\_\_\_ Chairman
By: \_\_\_\_\_ Secretary

OWNER: WITCHER PROPERTIES, LTD.
OWNER: NANCY NEWBERN
SURVEYOR: WHITEFIELD - HALL SURVEYORS

FINAL PLAT OF LOTS 3R, 4R & 5R G.W. JACKSON HEIRS SUBDIVISION
BEING A REPLAT OF A PORTION OF LOT 1, AND ALL OF LOTS 2-5, G.W. JACKSON HEIRS SUBDIVISION, AND A PORTION OF ROUTLEDGE STREET, VACATED BY ORDINANCE \_\_\_, SITUATED IN THE W. B. CONNER SURVEY, ABSTRACT NO. 288, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.
1.957 ACRES
85,261 SQ. FT.
Case No. FS-15-095
DATE: SEPTEMBER 29, 2015