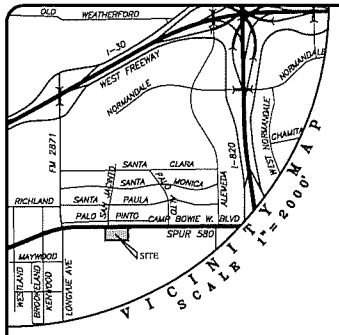


FORT WORTH

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:

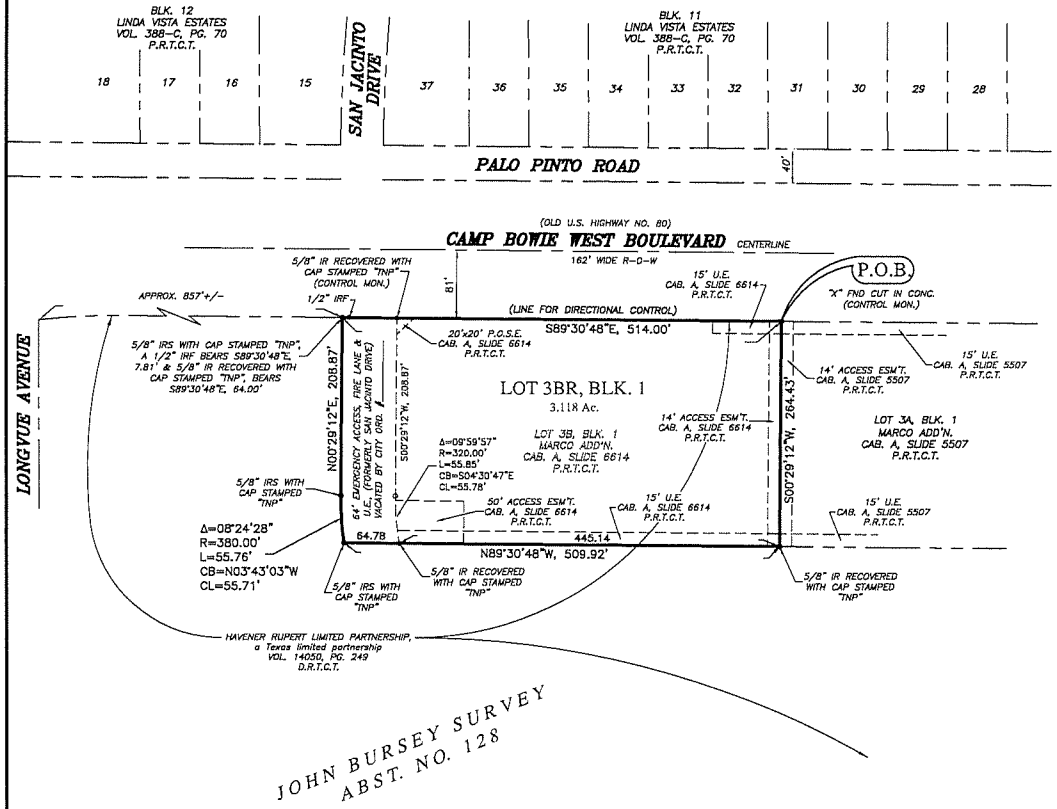
By: _____ Chairman

By: _____ Secretary

N

0 100' 200

SCALE: 1"=100'



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.

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.

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.

Sidewalks

Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

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.

Parkway Permit

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.

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 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.

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 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 on the connection date to the municipal water and/or wastewater system.

P.R.V. Required

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

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Havener Rupert Limited Partnership, a Texas limited partnership, is the owner of 3.118 acres of land, situated in and being a part of the John Bursey Survey, Abstract No. 128, City of Fort Worth, Tarrant County, Texas, containing all of Lot 3B, Block 1, Marco Addition, an addition to the City of Fort Worth, Tarrant County, Texas, filed in Cabinet A, Slide 6614, Plat Records of Tarrant County, Texas (P.R.T.C.T.) and also being a portion of the tract described in the deed to said Havener Rupert Limited Partnership, as recorded in Volume 14050, Page 249, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and also containing all of the 64 feet wide R-O-W (San Jacinto Drive), vacated by City Ordinance No. _____; said 3.118 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found cut in concrete at the northeast corner of said Lot 3B, also being the northwest corner of Lot 3A, Block 1, Marco Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Cabinet A, Slide 5507, P.R.T.C.T. and being in the south Right-of-Way (R-O-W) line of Camp Bowie West Boulevard (162 feet in width);

THENCE S 00°29'12" W, along the east line of said Lot 3B and along the west line of said Lot 3A, a distance of 264.43 feet to a 5/8 inch iron rod recovered with cap stamped "TNP" at the southeast corner of said Lot 3B, also being the southwest corner of said Lot 3A;

THENCE over and across said Havener Rupert tract, the following courses and distances;

N 89°30'48" W, along the south line of said Lot 3B, at a distance of 445.14 feet passing a 5/8 inch iron rod recovered with cap stamped "TNP" at the southwest corner of said Lot 3B, also being the south east corner of vacated R-O-W, and continuing in all a distance of 509.92 feet to a 1/2" iron rod set with cap stamped "TNP" at the southwest corner of said vacated R-O-W, at the beginning of a non-tangent curve to the right whose radius is 380.00 feet and whose long chord bears N 03°43'03" W, a distance of 55.71 feet;

Along said curve and along the west line of said vacated R-O-W in a northwesterly direction through a central angle of 08°24'28", an arc length of 55.76 feet to a 1/2" iron rod set with cap stamped "TNP";

N 00°29'12" E, continuing along the west line of said vacated R-O-W, a distance of 208.87 feet to the northwest corner of said vacated R-O-W, also being in the south R-O-W line of said Camp Bowie West Boulevard and also being in the north line of said Havener Rupert tract;

THENCE S 89°30'48" E, along the north line of said vacated R-O-W, at a distance of 7.81 feet passing a 1/2 inch iron rod found, at a distance of 64.00 feet passing a 5/8 inch iron rod recovered with cap stamped "TNP" at the northeast corner of said vacated R-O-W, also being the northwest corner of said Lot 3B, and continuing along said line, in all, a distance of 514.00 feet to the **POINT OF BEGINNING** and containing 135,842 square feet or 3.118 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Havener Rupert Limited Partnership, a Texas limited partnership, does hereby adopt this plat as:

LOT 3BR, BLOCK 1
MARCO ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this the _____ day of _____2016.

By: _____

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared _____, of Havener Rupert Limited Partnership, a Texas limited partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas
My Commission expires _____

FILED IN C.C. #D_____. DATE: _____/_____/ 2016.

FINAL PLAT OF
LOT 3BR, BLOCK 1
MARCO ADDITION

an addition to the City of Fort Worth, Tarrant County, Texas, situated in the John Bursey Survey, Abstract No. 128, City of Fort Worth, Tarrant County, Texas and being a replat of all of Lot 3B, Block 1, Marco Addition, an addition to the City of Fort Worth, Tarrant County, Texas, filed in Cabinet A, Slide 6614, Plat Records of Tarrant County, Texas and also containing all of the 64 feet wide R-O-W (San Jacinto Drive), vacated by City Ordinance No. _____ and containing 3.118 acres of land total.

Date: April 14, 2016

FS-16-____

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.0001425649 was used to scale grid coordinates and distances to surface.

tnp teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.332.7756 fx
www.tnpinc.com / Registration No. 100116-00

SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground 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

_____
Theron W. Sims, R.P.L.S., No. 5887

Surveyed on the ground December 10, 2015

NOTES:

1) The surveyor has made no investigation or independent search for easements, encumbrances, or any other facts that an accurate and current title search may disclose.

2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48439C0280K for the City of Fort Worth, Texas, as depicted from Community Map and Panel No. 480596 0280 K, Map Revised September 25, 2009.

OWNER:
Havener Rupert Ltd. Partnership
P.O. Box 121969
Fort Worth, Tx. 76121

\\FWSDS1\Survey\PROJECTS\HAV15318\cad\survey\Final Plat\Lot 3BR, Block 1, Marco Addition - HAV 15318.dwg

HAV 15318