

OWNERS:

LINDA & RICHARD CLAYTOR  
2803 BLACK OAK LANE  
ARLINGTON, TEXAS 76012  
817-261-8735 VOICE  
ljclaytor@aol.com

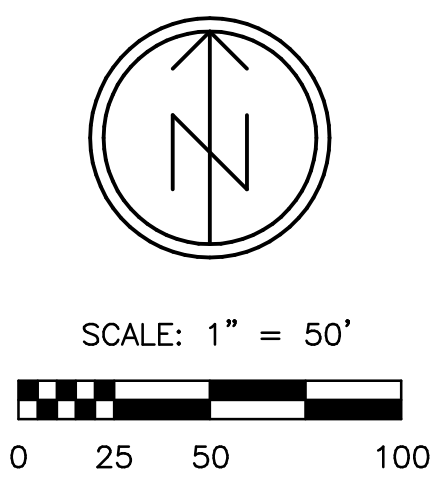
AS TO LOT 9  
GROWCO DEVELOPMENT, LLC  
1000 FOREST PARK BLVD., SUITE 401  
FORT WORTH, TEXAS 76110

APPLICANT:

DAVID MOTHERAL  
MOTHERAL DEVELOPMENT  
3950 SUMMERCREST COURT  
FORT WORTH, TEXAS 76109  
817-832-2988 VOICE  
david.motheral@centripetal3.com

SURVEYOR:

GRANT ENGINEERING, INC.  
3244 HEMPHILL STREET  
FORT WORTH, TEXAS 76110-4014  
817-923-3131 VOICE  
817-923-4141 FAX  
jagrants3@aol.com

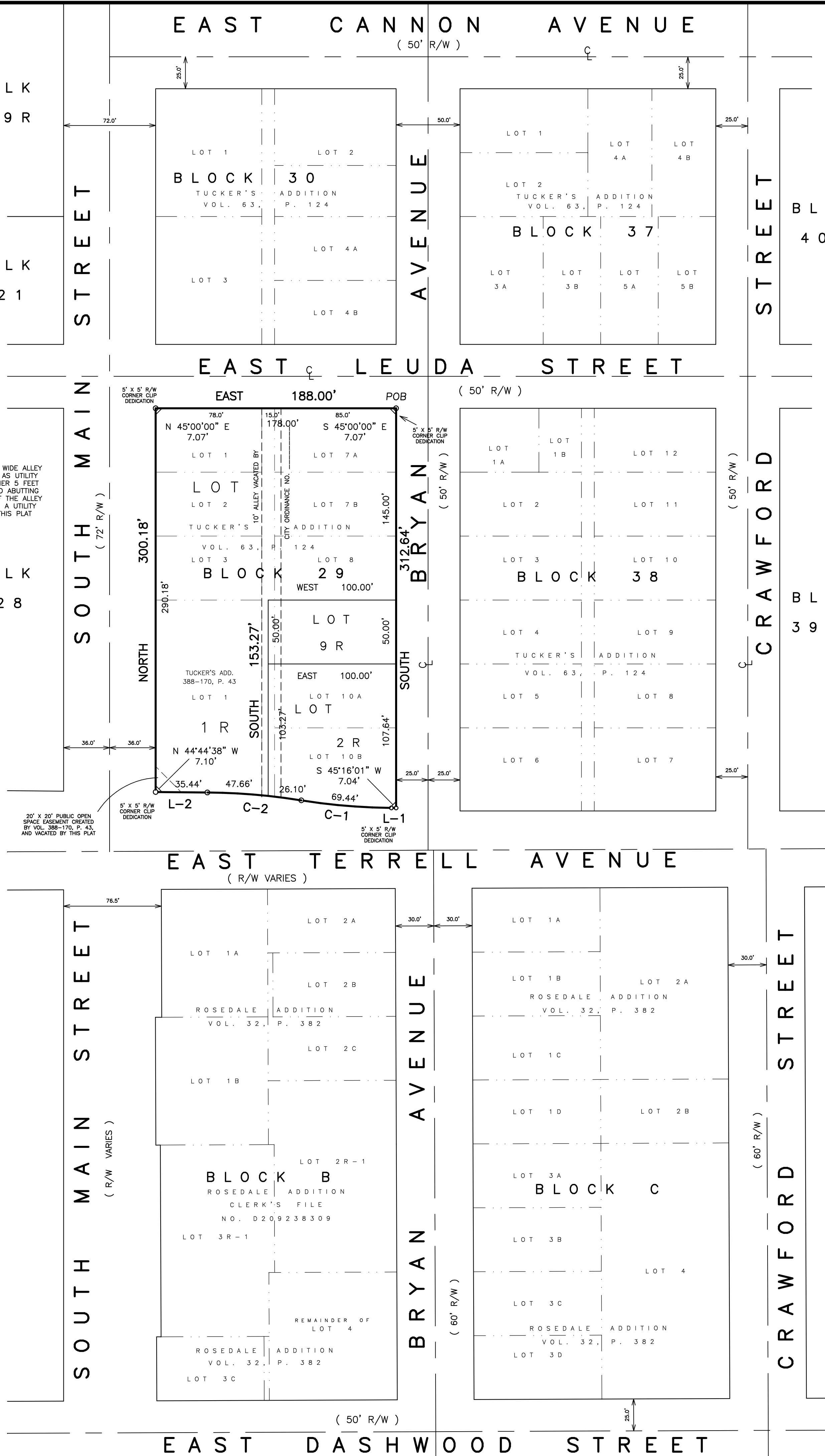


LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 89°29'16" W	3.67
L-2	N 89°29'16" W	40.44

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C-1	473.55	08°33'46"	70.77
C-2	493.55	08°33'46"	73.76

GENERAL PLAT NOTES

THE BASIS OF BEARINGS USED TO PREPARE THIS PLAT IS AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET.  
CONTROLLING MONUMENTS:  
1/2" STEEL ROD AT NE AND SE CORNERS OF BLOCK 37.  
NOT ALL BOUNDARY MONUMENTS ARE SET DUE TO ENTIRE AREA OF THIS PLAT BEING IN A STATE OF RECONSTRUCTION.  
1/2" CAPPED STEEL RODS TO BE SET UPON COMPLETION OF STREET RECONSTRUCTION



OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT GROWCO DEVELOPMENT, LLC, BEING THE OWNER OF LOT 9, BLOCK 29, TUCKER'S ADDITION; AND LINDA H. CLAYTOR AND RICHARD N. CLAYTOR, BEING THE OWNERS OF THE REMAINDER OF BLOCK 29, THE COMBINED SUBJECT PROPERTY DESCRIBED AS:

LOT 1, BLOCK 29, TUCKER'S ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-170, PAGE 43, PLAT RECORDS, TARRANT COUNTY, TEXAS;

TOGETHER WITH:

THE REMAINING PORTION OF BLOCK 29, TUCKER'S ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS; ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 124, PLAT RECORDS, TARRANT COUNTY, TEXAS;

SAVE AND EXCEPT:  
(1) THE WEST 12 FEET OF BLOCK 29 TAKEN FOR WIDENING OF SOUTH MAIN STREET (NO RECORDING DATA FOUND);  
(2) THAT PORTION OF BLOCK 29 TAKEN FOR A 10 FEET WIDE ALLEY RUNNING IN A NORTH SOUTH DIRECTION FROM EAST TERRELL AVENUE TO EAST LEUDA STREET (NO RECORDING DATA FOUND);  
(3) THAT PORTION OF BLOCK 29 TAKEN BY THE STATE OF TEXAS FOR WIDENING OF EAST TERRELL AVENUE (NO RECORDING DATA FOUND);

SAID REMAINING PORTION OF BLOCK 29 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 29, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EAST LEUDA STREET, A 50 FEET WIDE PUBLIC STREET, WITH THE EAST RIGHT-OF-WAY LINE OF BRYAN AVENUE, A 50 FEET WIDE PUBLIC STREET;

THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 29 AND THE WEST RIGHT-OF-WAY LINE OF SAID BRYAN AVENUE, 312.64 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF EAST TERRELL AVENUE, A PUBLIC STREET WITH A VARIABLE WIDTH;

THENCE NORTH 89 DEGREES 29 MINUTES 16 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST TERRELL AVENUE, 3.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS NORTH 00 DEGREES 30 MINUTES 44 SECONDS EAST, 473.55 FEET;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST TERRELL AVENUE AND ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08 DEGREES 33 MINUTES 46 SECONDS, AN ARC LENGTH OF 70.77 FEET (LONG CHORD BEARS NORTH 85 DEGREES 12 MINUTES 22 SECONDS WEST, 73.69 FEET) TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS BEARS SOUTH 09 DEGREES 04 MINUTES 30 SECONDS WEST, 493.55 FEET;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST TERRELL AVENUE AND ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08 DEGREES 33 MINUTES 46 SECONDS, AN ARC LENGTH OF 73.76 FEET (LONG CHORD BEARS NORTH 85 DEGREES 12 MINUTES 23 SECONDS WEST, 73.69 FEET) TO THE END OF THIS CURVE (PASSING THE SOUTHEAST CORNER OF SAID LOT 1 AT AN ARC LENGTH OF 31.12 FEET);

THENCE NORTH 89 DEGREES 29 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST TERRELL AVENUE, 40.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, AND IN THE EAST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, A SEVENTY-TWO FEET WIDE PUBLIC STREET;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH MAIN STREET, AT 150.18 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 1, AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH MAIN STREET, IN ALL 300.18 FEET TO A POINT IN THE NORTH LINE OF BLOCK 29, AND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST LEUDA STREET;

THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 29 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST LEUDA STREET, 188.00 FEET TO THE POINT OF BEGINNING.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFER KNOWN AS:

LOTS 1R, 2R & 9R, BLOCK 29  
TUCKER'S ADDITION  
AN ADDITION TO THE  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS

AND WE DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, WE HEREBY SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

LINDA H. CLAYTOR

RICHARD N. CLAYTOR

GROWCO DEVELOPMENT, LLC  
BY:

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDA H. CLAYTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
STATE OF TEXAS

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD N. CLAYTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
STATE OF TEXAS

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
STATE OF TEXAS

BLK  
D

GROSS AREA TABLE		
BLOCK	SQ. FEET	ACRES
TUCKER'S ADDITION		
29	57,402	1.3178

NET AREA TABLE		
LOT	SQ. FEET	ACRES
TUCKER'S ADDITION		
1R	41,449	0.9515
2R	10,902	0.2503
9R	5,000	0.1148
R/W DEDICATION		
50		0.0011

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS OF DATE OF APPROVAL.

PLAT APPROVAL DATE: \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

PLAT RECORDED BY

INSTRUMENT NO. \_\_\_\_\_

DATE \_\_\_\_\_

Grant Engineering, Inc.

Engineers 3244 Hemphill Street  
Surveyors Fort Worth, Texas 76110-4014  
Planners 817-923-3131  
Firm Registration No. 100919-00



JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 4151

CITY OF FORT WORTH NOTES

- 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.
- 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.
- 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 RECONSTRUCTION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 IF THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- 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 UTILITY EASEMENT OF ANY TYPE.
- 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.  
PRELIMINARY AND FINAL STORM WATER MANAGEMENT PLANS (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH FOR EACH INDIVIDUAL LOT PRIOR TO 1.0 ACRE OR MORE OF LAND DISTURBANCE.
- FLOODPLAIN STATEMENT:  
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0305-K, EFF. DATE 9-25-09.
- DEED RESTRICTION NOTE:  
THIS REVISED PLAT 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.
- 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.
- PARKWAY PERMIT:  
PARKWAY IMPROVEMENTS, SUCH AS CURBS AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- PRIVATE COMMON AREAS AND FACILITIES:  
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 SHALL AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS, AS SET FORTH HEREIN.
- PRESSURE REDUCING VALVES:  
PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 PSI.
- SPECIAL NEEDS NOTE:  
SOUTH MAIN STREET IS UNDER RECONSTRUCTION (CITY PROJECT NO. 02113). NO PAVEMENT CUTS WILL BE PERMITTED FOR TWO YEARS AFTER COMPLETION OF PAVING.  
BRYAN AVENUE AND EAST LEUDA STREET ARE SCHEDULED FOR RECONSTRUCTION IN FY 2018. ALL UTILITY CONNECTIONS MUST BE COMPLETED PRIOR TO PAVEMENT INSTALLATION, AS NO PAVEMENT CUTS WILL BE PERMITTED FOR TWO YEARS AFTER COMPLETION OF PAVING.

FINAL PLAT  
LOTS 1R, 2R & 9R, BLOCK 29  
TUCKER'S ADDITION  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

A REVISION OF  
LOT 1, BLOCK 29  
TUCKER'S ADDITION  
AS RECORDED IN VOLUME 388-170, PAGE 43  
PLAT RECORDS, TARRANT COUNTY, TEXAS  
TOGETHER WITH  
A PORTION OF BLOCK 29  
TUCKER'S ADDITION  
AS RECORDED IN VOLUME 63, PAGE 124  
PLAT RECORDS, TARRANT COUNTY, TEXAS

TOGETHER WITH  
THAT ALLEY IN SAID BLOCK 29  
TUCKER'S ADDITION  
VACATED BY CITY ORDINANCE NO. \_\_\_\_\_

APRIL, 2017

1.3178 ACRES

1 NON-RESIDENTIAL LOT