

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT
Whereas, FW 108 S Freeway Investors LP and R&S Miller Family Limited Partnership is the owner of a 2.444 acre (106,468 square foot) tract of land situated in the John Childress Survey, Abstract No. 250, Tarrant County, Texas; said tract being all of Lot 1-R, Block 7, Daggett Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-93, Page 863 of the Plat Records of Tarrant County, Texas; said tract also being all of Lot 1, Block 8-R, Daggett Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-114, Page 676 of said Plat Records; said tract also being part of South Freeway, renamed by Ordinance No. 15296, formerly known as Maryland Avenue (a 40-foot wide right-of-way) and part of E Daggett Avenue (a 50-foot wide right-of-way), both vacated by City Ordinance No. _____; said 2.444 acre (106,468 square foot) tract being more particularly described as follows:

BEGINNING, at a + cut in concrete set at the intersection of the west line of the South Freeway (a variable width right-of-way) and the north right-of-way line of E Broadway Avenue (a 50-foot wide right-of-way);
THENCE, South 89 degrees, 19 minutes, 07 seconds East, along the said west line of South Freeway and along the said north line of E Broadway Avenue, a distance of 221.00 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap set for the southwest corner of said Lot 1;
THENCE, North 02 degrees, 10 minutes, 59 seconds East, departing the said north line of E Broadway Avenue and along the west line of said Lot 1, a distance of 100.00 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap set for corner;
THENCE, North 89 degrees, 11 minutes, 20 seconds West, continuing along the said west line of Lot 1, a distance of 12.00 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap set for corner;
THENCE, North 00 degrees, 40 minutes, 53 seconds West, continuing along the said west line of Lot 1, a distance of 150.10 feet passing the southwest corner of said Lot 1-R, continuing in all a total distance of 426.52 feet to a 1/2-inch iron rod with 'GRANT' cap found for the northwest corner of said Lot 1-R; said point being in the south line of E Vickery Boulevard (a 70-foot wide right-of-way);
THENCE, South 86 degrees, 36 minutes, 02 seconds East, along the north line of said Lot 1-R and the said south line of E Vickery Boulevard, at a distance of 164.42 feet passing a P-K Nail found for the northeast corner of said Lot 1-R, continuing in all a total distance of 178.10 feet to a + cut in concrete for corner, said point being a non-tangent curve to the right;
THENCE, in a southeasterly direction, departing the said south line of E Vickery Boulevard and along said curve, having a central angle of 04 degrees, 01 minutes, 10 seconds, a radius of 1,088.23 feet, a chord bearing and distance of South 20 degrees, 52 minutes, 47 seconds East, 76.32 feet, an arc distance of 76.34 feet to a point at the end of said curve; said point being in the said west line of the South Freeway;
THENCE, South 00 degrees, 40 minutes, 53 seconds East, along the said west line of the South Freeway, a distance of 442.11 feet to the POINT OF BEGINNING;

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT
NOW, AND THEREFORE, know all men by these presents that, FW 108 S FREEWAY INVESTORS LP and R&S MILLER FAMILY LIMITED PARTNERSHIP do hereby adopt this plat as LOT 1R1, BLOCK 7 AND LOT 1R, BLOCK 8, DAGGETT ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instruments as shown hereon.

Executed this the ____ day of _____, 2017.

FW 108 S FWY INVESTORS LP
By: FW 108 S FWY Investors GP LLC, its general partner

Ms. Susan Miller Gruppi
Managing Member

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Ms. Susan Miller Gruppi, 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2017.

Notary Public in and for the State of _____
My Commission Expires: _____

Executed this the ____ day of _____, 2017.

R&S Miller Family Limited Partnership

Mr. Richard Miller

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Mr. Richard Miller, 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2017.

Notary Public in and for the State of _____
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on December 9th, 2016, and that all corners are shown hereon;

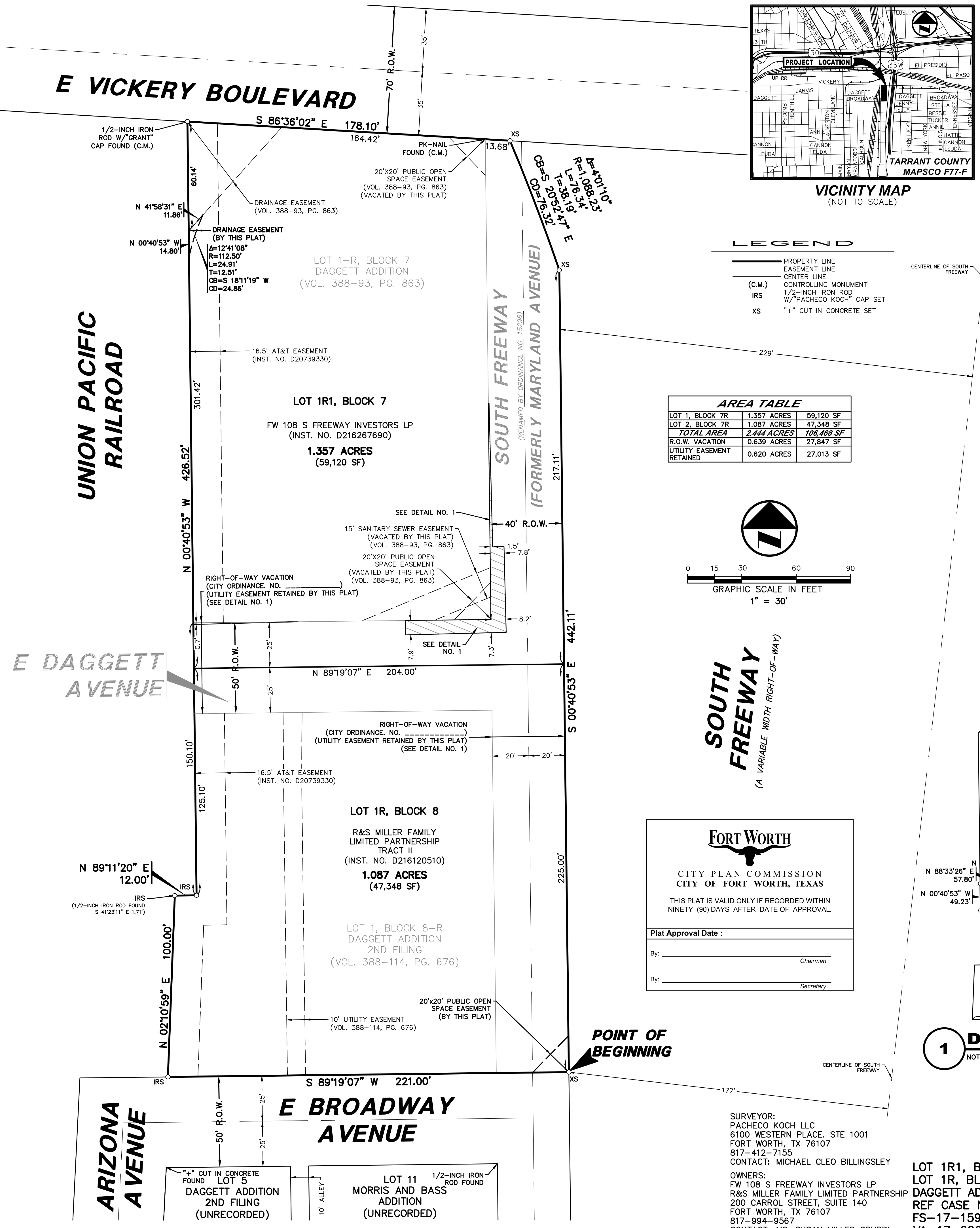


PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 8/23/17.
Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

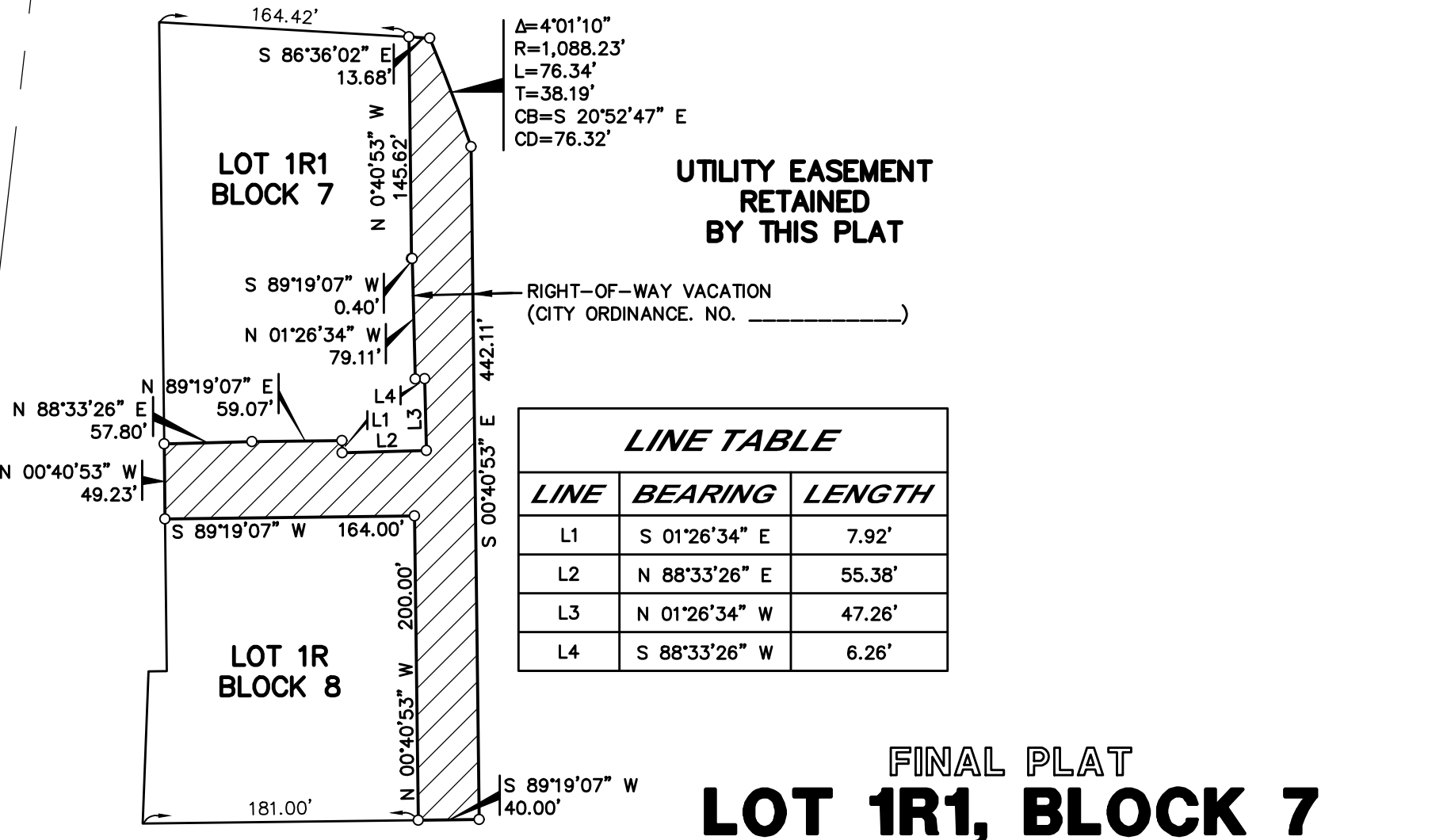
STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Cleo Billingsley, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Cleo Billingsley and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____th day of _____, 2017.

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



NOTES
1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on December 9, 2016 with a combined scale factor of 1.00012.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 4843900305K, Community-Panel No. 480598 0305 K, Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone 'X' on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone 'X' - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
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 recodation date of this plat application, based on schedule 1 of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or 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.
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 be 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 recreational/clubhouse 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.
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.
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.
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'.
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.
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 on 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.
P.R.V. Required
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
Public Open Space Easement
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.
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.
ISWMP Relief
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 Lot 1R1, Block 7 and Lot 1R, Block 8 prior to 1.0 acre or more of land disturbance.



FINAL PLAT
LOT 1R1, BLOCK 7 & LOT 1R, BLOCK 8 DAGGETT ADDITION
BEING A REPLAT OF ALL OF LOT 1-R, BLOCK 7, DAGGETT ADDITION, ALL OF LOT 1 BLOCK 8-R, DAGGETT ADDITION, SECOND FILING AND PART OF MARYLAND AVENUE AND E. DAGGETT AVENUE LOCATED IN THE CITY OF FORT WORTH, TEXAS AND BEING OUT OF THE JOHN CHILDRESS SURVEY, ABSTRACT NO. 250 TARRANT COUNTY, TEXAS

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

SURVEYOR:
PACHECO KOCH LLC
6100 WESTERN PLACE, STE 1001
FORT WORTH, TX 76107
817-412-7155
CONTACT: MICHAEL CLEO BILLINGSLEY
OWNERS:
FW 108 S FREEWAY INVESTORS LP
R&S MILLER FAMILY LIMITED PARTNERSHIP
200 CARROL STREET, SUITE 140
FORT WORTH, TX 76107
817-994-9567
CONTACT: MS. SUSAN MILLER GRUPPI

LOT 1R1, BLOCK 7
LOT 1R, BLOCK 8
DAGGETT ADDITION
REF CASE NOS.:
FS-17-159
VA-17-026

Pacheco Koch
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824
DRAWN BY: DCP
CHECKED BY: MCB/MLL
SCALE: 1"=30'
DATE: 12/09/2016
JOB NUMBER: 3708-16.530

MBILLINGSLEY 10.13.17 AM
S:\DWG-31\3708-16.530\DWG\SURVEY_C3.D 2016.12.09 16:53:02

FINAL PLAT - LOT 1R1, BLOCK 7 & LOT 1R, BLOCK 8 DAGGETT ADDITION