

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0310K, MAP REVISED SEPTEMBER 25, 2009.

BEARING BASIS NOTE:
THE BEARINGS INDICATED HEREON ARE BASED UPON OUR FIELD SURVEYED ANGLES RELATED TO THE ORIGINAL RECORDED PLAT OF THIS LOT

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.

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".

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.

Private Pressure Reducing Valves
Pressure Reducing Valves will be required, water pressure exceeds 80 p.s.i.

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 recordation date of this plat application, based upon 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.

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.

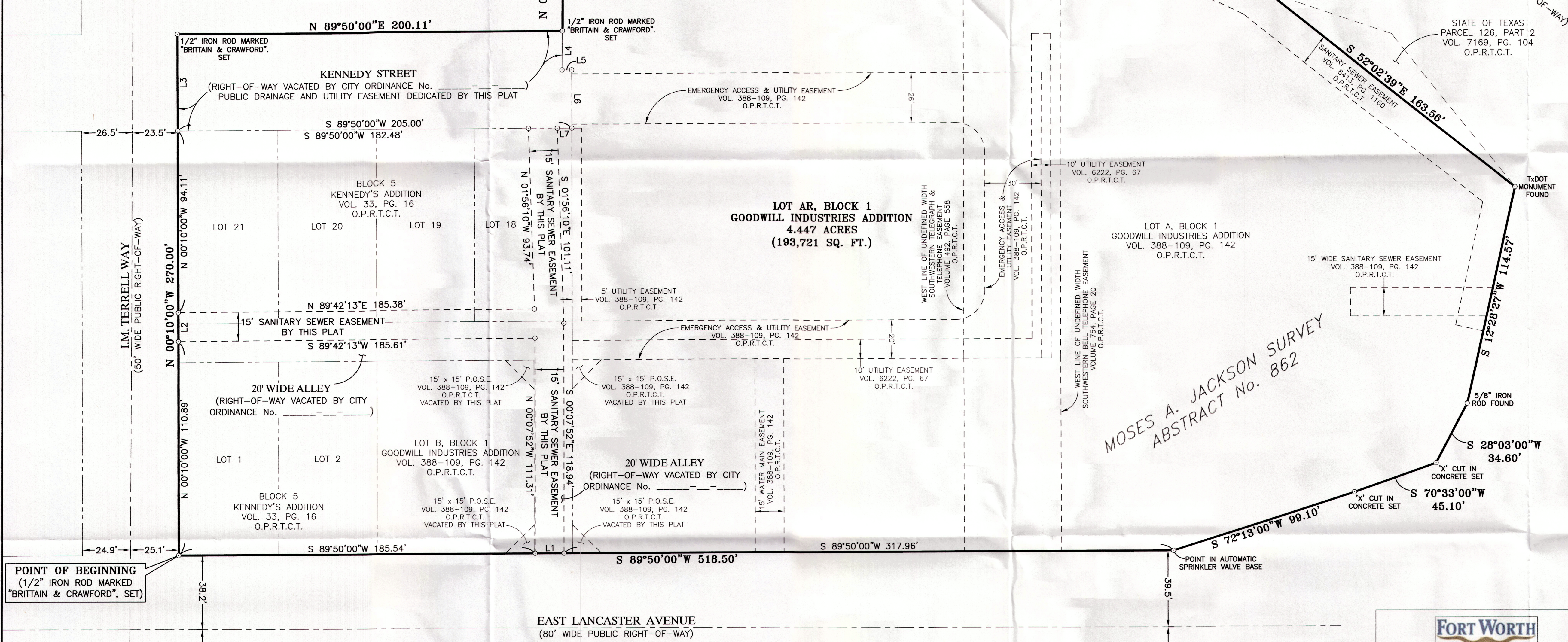
Utility Easements
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective 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.

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.

Course	Bearing	Distance
L1	S 89°50'00" W	15.00'
L2	N 00°10'00" W	15.00'
L3	N 00°10'00" W	50.00'
L4	S 00°09'06" W	20.00'
L5	N 89°50'00" E	5.00'
L6	S 00°10'00" E	30.00'
L7	S 89°50'00" W	7.51'

Private Maintenance Note
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.

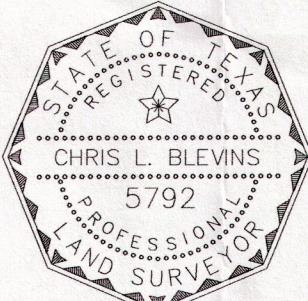
Covenants or Restrictions are Un-altered
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.



STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792



GENERAL NOTES:

- DIRECT ACCESS TO LANCASTER (SH 180) AND IH 30 RAMP IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TxDOT.
- A TxDOT PERMIT IS REQUIRED FOR WORK IN AND ALONG STATE RIGHT-OF-WAY. STREET CONNECTIONS TO TxDOT RIGHT-OF-WAY ARE CONTINGENT UPON TxDOT APPROVAL. TxDOT APPROVAL REQUIRED FOR ANY PROPOSED INTERCHANGES AND/OR DRIVEWAY ACCESS TO TxDOT FACILITIES.

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

OWNER:
FORT WORTH MIXED USE, INC.
1701 EAST LANCASTER
FORT WORTH, TX 76102
PHONE: (817) 919-0408
EMAIL: ToddJames123@earthlink.net

CONTACT: LOWELL T. JAMES

SURVEYOR:
BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WEBSITE: www.britain-crawford.com
FIRM CERTIFICATION# 1019000

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, FORT WORTH MIXED USE, INC., a Texas Corporation, acting by and through the undersigned, its duly authorized representative, is the sole owner of eight tracts of land in the MOSES A. JACKSON SURVEY, Abstract No. 862, Fort Worth, Tarrant County, Texas, according to the deeds recorded in County Clerk's File No. D205220622 and D216 _____ of the Deed Records of Tarrant County, Texas. Said tracts of land being more particularly described as follows:

LEGAL DESCRIPTION

BEING 4.447 acres of land situated in the MOSES A. JACKSON SURVEY, Abstract No. 862, Fort Worth, Tarrant County, Texas, and being comprised of all of Lots A and B, Block 1, Goodwill Industries Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-109, Page 142, of the Official Public Records of Tarrant County, Texas, all of Lots 1 and 2, and Lots 18-21, Block 5, Kennedy's Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 33, Page 16, of the Official Public Records of Tarrant County, Texas, and including a portion of Kennedy Street (a 50 foot wide public right-of-way) and a 20 foot wide alley. Said 4.447 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "Britain & Crawford" set, at the Southwest corner of said Lot 1, Block 5, and said point lying at the intersection of the East right-of-way line of Pine Street (a 50 foot wide public right-of-way) with the North right-of-way line of East Lancaster Avenue (an 80 foot wide public right-of-way);

THENCE N 00°10'00" W 270.00 feet, along the East right-of-way line of said Pine Street and the West boundary line of said Block 5, Kennedy's Addition, to a 1/2" iron rod marked "Britain & Crawford" set, in the North right-of-way line of said Kennedy Street, and the South right-of-way line of Interstate Highway No. 30 (a variable width public right-of-way);

THENCE N 89°50'00" E 200.11 feet, to a 1/2" iron rod marked "Britain & Crawford" set, at the intersection of the North right-of-way line of said Kennedy Street with the West boundary line of the aforesaid Lot A, Block 1;

THENCE N 00°09'06" E 51.39 feet, along the West boundary line of said Lot A, to a Texas Department of Transportation right-of-way monument found, at the Southwest corner of a tract of land designated as Parcel 126, Part 1, for Interstate Highway No. 30 right-of-way, in the deed to the State of Texas, recorded in Volume 7169, Page 104, of the Deed Records of Tarrant County, Texas;

THENCE S 89°40'21" E 278.82 feet, severing said Lot A, and running along the South boundary line of said Parcel 126, Part 1, and the South right-of-way line of said Interstate Highway No. 30, to a Texas Department of Transportation right-of-way monument found, in the Southwest right-of-way line of U.S. Highway No. 287 at its intersection with the South right-of-way line of said Interstate Highway No. 30;

THENCE along the Southwest right-of-way line of said U.S. Highway No. 287, as follows:

- S 71°03'56" E 94.26 feet, along the original Northeast boundary line of said Lot A, to a Texas Department of Transportation right-of-way monument found, at the West corner of a tract of land designated as Parcel 126, Part 2, for U.S. Highway No. 287 right-of-way, in the deed to the State of Texas, recorded in Volume 7169, Page 104, of the Deed Records of Tarrant County, Texas;
- S 52°02'39" E 163.56 feet, severing said Lot A, and running along the South boundary line of said Parcel 126, Part 2, to a Texas Department of Transportation right-of-way monument found;
- S 12°28'27" W 114.57 feet, along the original East boundary line of said Lot A, to a 5/8" iron rod found;
- S 28°03'00" W 34.60 feet, along the original East boundary line of said Lot A, to an "X" cut in a concrete driveway set, at the intersection of the Southwest right-of-way line of said U.S. Highway No. 287 with the North right-of-way line of aforesaid East Lancaster Avenue;

THENCE along the North right-of-way line of said East Lancaster Avenue and the South boundary line of said Lot A, as follows:

- S 70°33'00" W 45.10 feet, to an "X" cut in concrete set;
- S 72°13'00" W 99.10 feet, to a point lying in an automatic sprinkler valve base;

THENCE S 89°50'00" W 317.96 feet, passing the Southwest corner of said Lot A, and continuing in all 518.50 feet, to the POINT OF BEGINNING containing 4.447 acres (193,721 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FORT WORTH MIXED USE, INC., a Texas corporation, does hereby designate the above described property as LOT AR, BLOCK 1, GOODWILL INDUSTRIES ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the Public's use, the rights in way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this ____ day of _____, 2018.

FORT WORTH MIXED USE, INC., a Texas corporation

By: Lowell T. James, Chief Executive Officer

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared TODD JAMES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2018.

Notary Public in and for the State of Texas

FINAL PLAT
OF
LOT AR, BLOCK 1
GOODWILL INDUSTRIES
ADDITION

AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

BEING A REPLAT OF A PORTION OF LOT A AND
ALL OF LOT B, BLOCK 1, GOODWILL INDUSTRIES
ADDITION AND ALL OF LOTS 1, 2, 18, 19, 20 AND
21, BLOCK 5, KENNEDY'S ADDITION AN ADDITION
TO THE CITY OF FORT WORTH, TARRANT COUNTY,
TEXAS

PREPARED: AUGUST 2016
REVISED: MAY 2018

4.447 ACRES GROSS, 1 LOT

THIS PLAT FILED IN INSTRUMENT # _____, DATE _____, F.S.-16-195

Revision 5-14-18