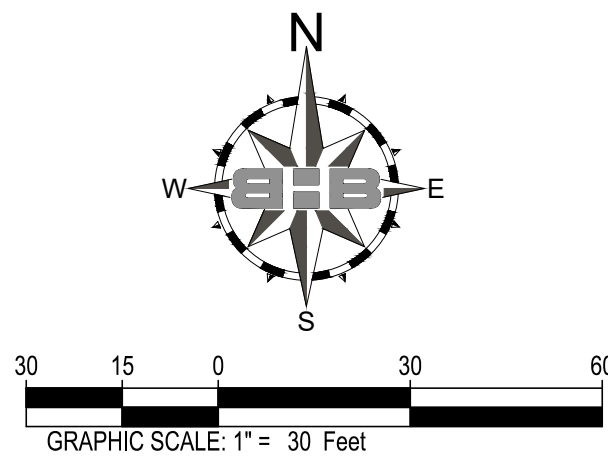


Vicinity Map - Not to Scale



LEGEND

CI RF.....1/2" Capped Iron Rod Marked "MOAK SURVEY INC." Found
IRF.....1/2" Iron Rod Found
IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
D.R.T.C.T.....Deed Record Tarrant County Texas
P.R.T.C.T.....Plat Record Tarrant County Texas

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the Western Data Systems RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
5. The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
6. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
7. This Survey Reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.

FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48439C0170K, map date September 25, 2009, a portion of subject parcel is within an area classified OTHER FLOOD AREAS AREAS - ZONE X (Areas 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood). The remainder of the subject parcel is with in an area classified OTHER AREAS - ZONE X (Areas determined to be outside the 0.2% annual chance floodplain).

Owner:
5333 White Settlement, LLC.
P.O. Box 470972
Fort Worth, Texas 76147-0972

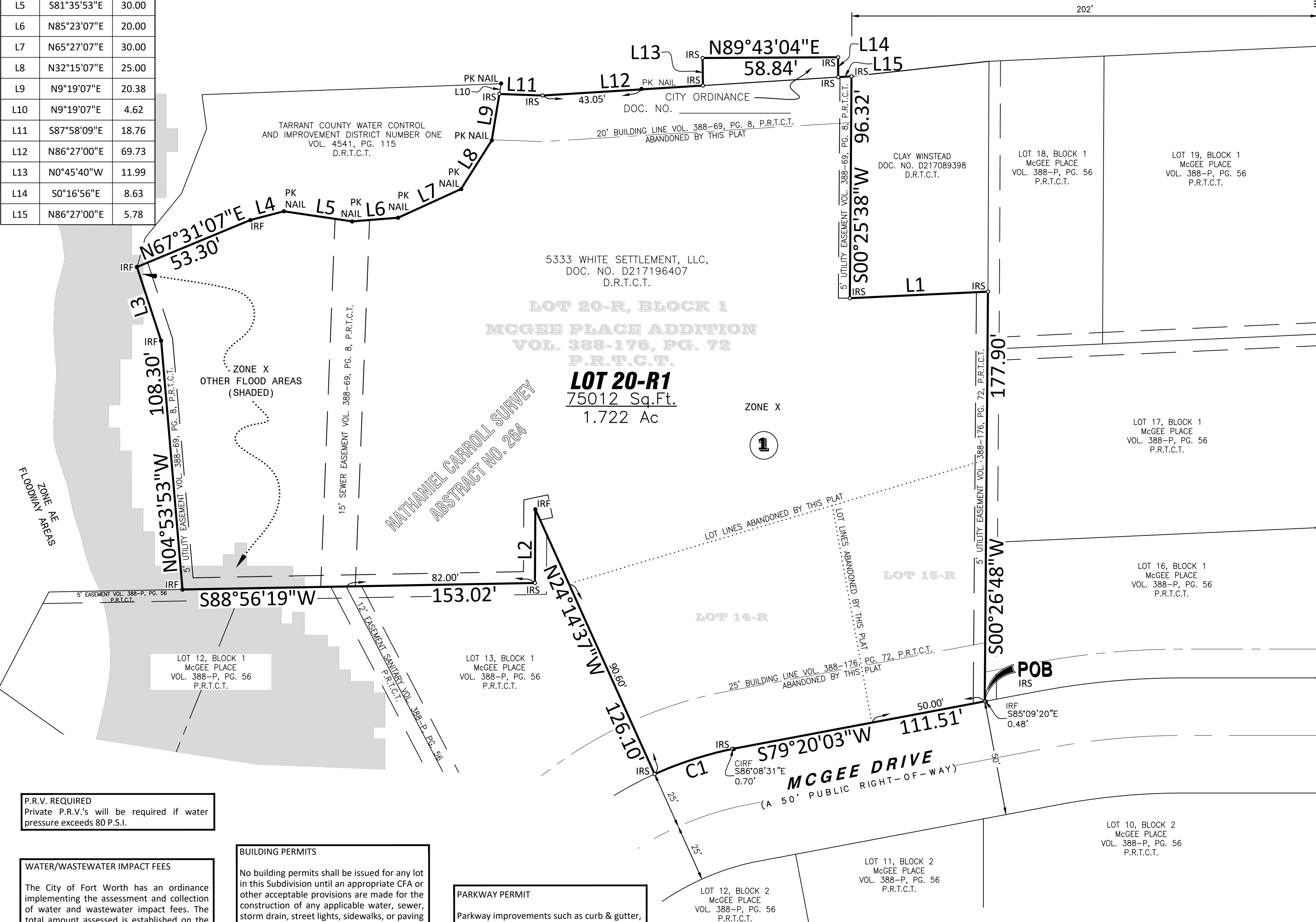
Land Surveyor:

B BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
6300 Ridgela Place, Ste. 700, Ft. Worth, TX 76116
jbmargotta@bbhinc.com 817-338-1277 www.bbhinc.com
JMB Project # 2016.189.000 TBPE Firm F-44 TBPLS Firm 10011300

Line Table		
Line #	Direction	Length
L1	N87°16'48"E	60.00
L2	S0°16'48"W	32.00
L3	N18°06'53"W	33.80
L4	N75°24'07"E	15.00
L5	S81°35'53"E	30.00
L6	N85°23'07"E	20.00
L7	N65°27'07"E	30.00
L8	N32°15'07"E	25.00
L9	N9°19'07"E	20.38
L10	N9°19'07"E	4.62
L11	S87°58'09"E	18.76
L12	N86°27'00"E	69.73
L13	N0°45'40"W	11.99
L14	S0°16'56"E	8.63
L15	N86°27'00"E	5.78

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	12°02'56"	168.83'	35.50'	S72°02'51"W	35.44'

WHITE SETTLEMENT ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



P.R.V. REQUIRED
Private P.R.V.'s will be required if 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.

PRIVATE MAINTENANCE NOTE

The City of Fort Worth shall not be held responsible for the 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.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE PURSUANT TO THE FORT WORTH CITY CODE

No Building(s), not necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within the setbacks by the current Gas Well Ordinance and adopted Fire Code from an existing or permitted gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

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.

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.

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.

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.

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 of 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.

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"

Compliance with the City of Fort Worth Ordinance #18615-05-2009 regarding Urban Forestry is required.

FLOOD PLAIN/ DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

FLOODPLAIN RESTRICTION:

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plan. Where construction is permitted, all finished floor elevations shall be a minimum of (2) feet above the 100-year flood elevation.

COVENANTS OR RESTRICTION ARE UN-ALTERED

This 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.

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

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF FORT WORTH §

BEING a 1.722 acre tract of land situated within the Nathaniel Carroll Survey, Abstract Number 264, Tarrant County, Texas and being all of Lots 14-R, 15-R and 20-R, Block 1, McGee Place Addition, an addition to the City of Fort Worth, Tarrant County, Texas as shown on plat recorded in Volume 388-176, Page 72 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), same being all of a tract of land as described by deed to 5333 White Settlement, LLC, as recorded in Document Number 0217196407 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being all a tract of land as described by deed to _____, D.R.T.C.T. and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 5/8 inch capped iron rod marked (BHB INC) set (IRS) for the southeast corner of said Lot 15-R, same being the southwest corner of Lot 16, Block 1, McGee Place, an addition to the City of Fort Worth, Tarrant County, Texas as shown on plat recorded in Volume 388-P, Page 56, P.R.T.C.T., and being on the north right-of-way line of McGee Drive (a 50 foot public right-of-way), from which a 1/2 inch iron rod found (IRF) bears South 85°09'20" East, a distance of 0.48 feet;

THENCE South 79°20'03" West, with the common line between said Lot 15-R and the said north right-of-way line, passing at a distance of 50.00 feet the southwest corner of said Lot 15-R, same being the southeast corner of the aforesaid Lot 14-R, and now continuing with the common line between said Lot 14-R and the said north right-of-way line, in all for a total distance of 111.51 feet to an IRS, from which a 1/2 inch capped iron rod marked "MOAK SURVEY INC" found bears South 86°08'31" east, a distance of 0.70 feet;

THENCE continuing with the said common line and along a curve to the left having a central angle of 12°02'56", a radius of 168.83 feet, an arc length of 35.50 feet, and a chord which bears South 72°02'51" West, a distance of 35.44 feet to an IRS for the southwest corner of said Lot 14-R, same being southeast corner of Lot 13, Block 1, of the aforesaid McGee Place;

THENCE North 24°14'37" West, departing the said common line and with the common line between said Lots 13 and 14-R, passing at a distance of 90.60 feet the northwest corner of said Lot 14-R, same being an ell corner of the aforementioned Lot 20-R, and now continuing with the common line between said Lots 13 and 20-R, in all for a total distance of 126.10 feet to an IRF for an angle point of said Lots 13 and 20-R;

THENCE South 00°16'48" West, continuing with the said common line, a distance of 32.00 feet to an IRS for an ell point of said Lots 13 and 20-R;

THENCE continuing with the said common line, passing at a distance of 82.00 feet the northwest corner of said Lot 13-R, same being the northeast corner of Lot 12, Block 1, of the aforesaid McGee Place, and now continuing with the common line between said Lots 12 and 20-R, in all for a total distance of 153.02 feet to a IRF for the southwest corner of said Lot 20-R and being in the east line of the Tarrant County Water Control Levee property;

THENCE North 04°53'53" West, with the common line between said Lot 20-R and the said Tarrant County Water Control Levee property, a distance of 108.30 feet to an IRF;

THENCE North 18°06'53" West, continuing with the said common line, a distance of 33.80 feet to an IRF for the most westerly northwest corner of said Lot 20-R and being the southwest corner of a tract of land as described by deed to the Tarrant County Water Control and Improvement District Number One as recorded in Volume 4541, Page 115, D.R.T.C.T.;

THENCE with the common line between said Lot 20-R and the said Tarrant County Water Control and Improvement District Number One tract the following courses and distances:

North 67°31'07" East, a distance of 53.30 feet to a IRF;
North 75°24'07" East, a distance of 15.00 feet to a PK Nail Found;
South 81°35'53" East, a distance of 30.00 feet to a PK Nail Found;
North 85°23'07" East, a distance of 20.00 feet to a PK Nail Found;
North 65°27'07" East, a distance of 30.00 feet to a PK Nail Found;
North 32°15'07" East, a distance of 25.00 feet to a PK Nail Found;
North 09°19'07" East, a distance of 20.38 feet to an IRS for the northwest corner of said Lot 20-R and being in the southerly right-of-way line of White Settlement Road (a variable width right-of-way) from which a PK Nail found for the northeast corner of said Tarrant County Water Control and Improvement District Number One tract bears North 09°19'07" East, a distance of 4.62 feet;

THENCE with the said southerly right-of-way line the following courses and distances:

South 87°58'09" East, a distance of 18.76 feet to an IRS;
South 86°27'00" East, passing at a distance of 43.05 feet a PK Nail found and continuing in all for a total distance of 69.73 feet to an IRS;
North 00°45'40" West, a distance of 11.99 feet to an IRS;
North 89°43'04" East, a distance of 58.84 feet to an IRS;
South 00°16'56" East, a distance of 8.63 feet to an IRS
North 86°27'00" East, a distance of 5.78 feet to an IRS for the most northerly northeast corner of the aforesaid Lot 20-R, same being the northwest corner of a remainder tract of land as described by deed to Clay Winstead, as recorded in Document Number D217089398, D.R.T.C.T.;

THENCE South 00°25'38" West, with the common line between said Lot 20-R and the said Winstead tract, a distance of 96.32 feet to an IRS for an ell corner of said Lot 20-R, same being the southwest corner of the said Winstead tract;

THENCE North 87°16'48" East, continuing with the said common line, a distance of 60.00 feet to an IRS for the most easterly northeast corner of said Lot 20-R, same being the southeast corner of the said Clay Winstead tract and being in the west line of Lot 18, Block 1 of the aforementioned McGee Place;

THENCE South 00°26'48" West, with the common line between said Lot 20-R and the said McGee Place, a distance of 177.90 feet to the **POINT OF BEGINNING** and **CONTAINING** 75,012 square feet and/or 1.722 acres of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, 5333 White Settlement, LLC, do hereby adopt this plat designating the above described property as **LOT 20-R1, BLOCK 1, MCGEE PLACE ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements as shown.

WITNESS UNDER MY HAND THIS the ____ day of _____, 2018.

Authorized Agent

By: 5333 White Settlement, LLC.

STATE OF TEXAS §

This instrument was acknowledged before me on the ____ day of _____, 2018, by _____.

UNDER MY HAND AND SEAL OF OFFICE

Notary Public

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

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 for Review By:
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 06/12/18

FINAL PLAT

LOT 20-R1, BLOCK 1

BEING A REPLAT OF

LOTS 14-R, 15-R & 20-R, BLOCK 1 MCGEE PLACE ADDITION

VOLUME 388-176, PAGE 72,

PLAT RECORDS OF TARRANT COUNTY, TEXAS

1.173 ACRE

Nathaniel Carroll Survey, Abstract No. 264

City of Fort Worth, Tarrant County, Texas

JUNE 2018

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

FS-18-105