NORTH

GRAPHIC SCALE IN FEET

30 0 15 30 60

1" = 30' @ 24X36

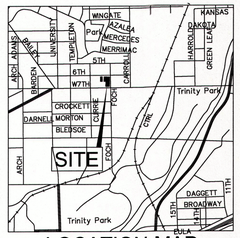
LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
5/8" IRS = 5/8" IRON ROD W/ "KHA" CAP SET
5/8" IRR = 5/8" IRON ROD W/ "KHA" CAP RECOVERED
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
MON = MONUMENT
DRTCT = DEED RECORDS DENTON COUNTY, TEXAS
OPRTCT = OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
PRTCT = PLAT RECORDS DENTON COUNTY TEXAS

LINE TYPE LEGEND

BOUNDARY LINE

EASEMENT LINE



LOCATION MAP

SCALE 1"=2000'

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 the plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building 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.

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.

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".

Construction Prohibited Over Easements

No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, 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.

P.R.V.required

Private pressure release valves will be required, water pressure exceeds 80 P.S.I.

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.

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, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Urban Forestry

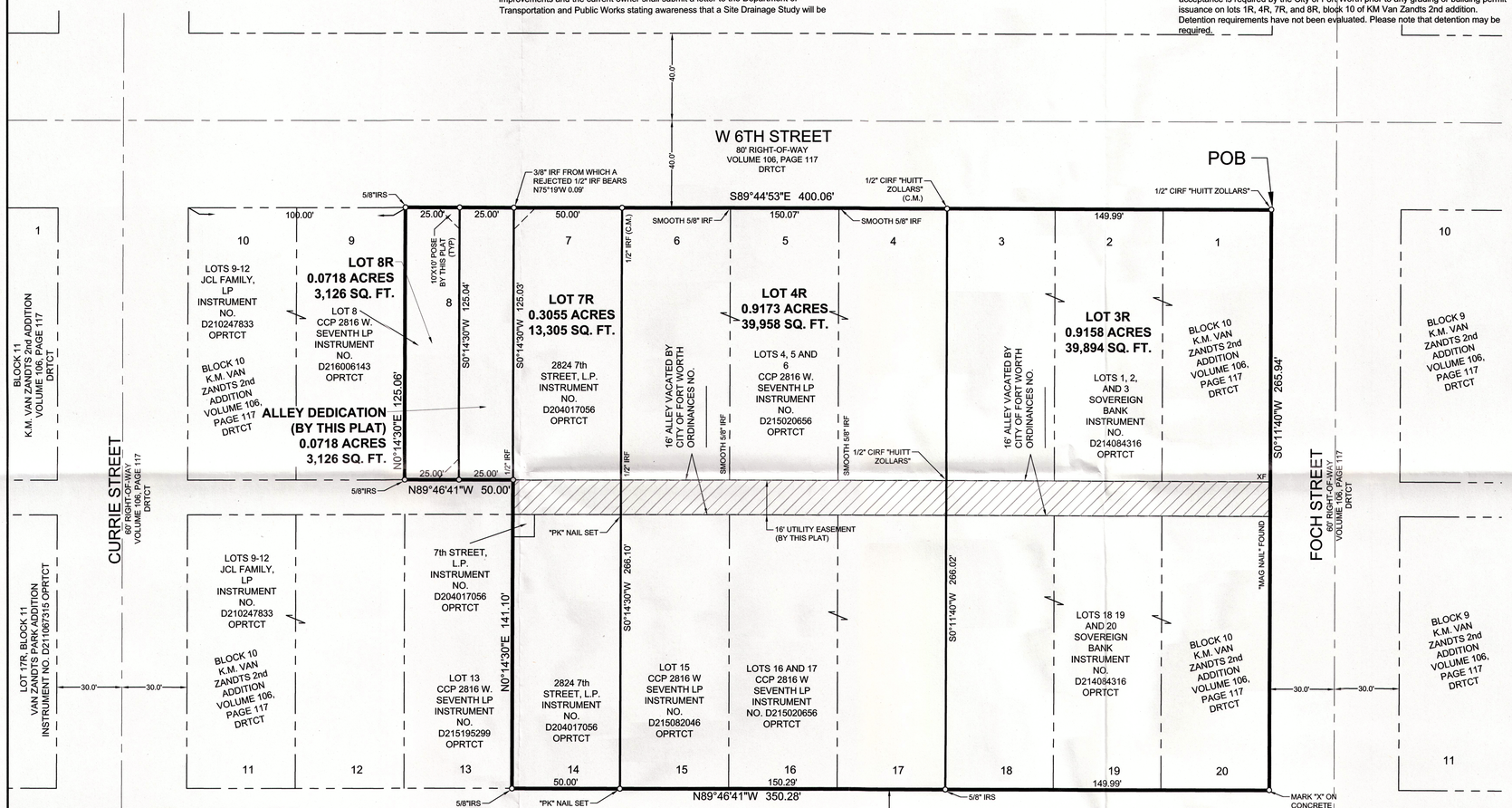
Compliance with Ordinance No. 18615 regarding urban forestry shall be required for this site.

Flood Note

According to Map No. 48439c0190k, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Stormwater Note

A final stormwater management plan shall be required. Final stormwater plan acceptance is required by the City of Fort Worth prior to any grading or building permit issuance on lots 1R, 4R, 7R, and 8R, block 10 of KM Van Zandts 2nd addition. Detention requirements have not been evaluated. Please note that detention may be required.



STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, acting by and through each of their duly authorized agent, Sovereign Bank are the owner of Lots 1, 2, 3, 18, 19 and 20, CCP 2816 W. SEVENTH LP, are the owners of a Lots 4, 5, 6, 8, 15, 16 and 17, and 2824 7th Street, L.P. are the owners of Lots 7 and 14 in Block 10 of K.M. VAN ZANDTS 2nd ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 106, Page 117 of the Deed Records of Tarrant County, Texas; and as being described in the deeds to Sovereign Bank as recorded in Instrument No. D214084316 of the Official Public Records of Tarrant County, Texas; CCP 2816 W. Seventh LP as recorded in Instrument No. D215020656 and D216006143 of said Official Public Records and 2824 7th Street, L.P., as recorded in Instrument No. D204017056 of said Official Public Records and all of the 16 foot alley as abandoned by City of Fort Worth Ordinance No. _____ and being more particularly described by metes and bounds as follows:

BEGINNING at a capped ½" iron rod found marked "HUITT ZOLLARS" for the northeast corner of said Lot 1 at the intersection of the south right-of-way line of W 6th Street (an 80-foot wide right-of-way) and the west right-of-way line of Foch Street (a 60-foot wide right-of-way);

THENCE South 0°11'40" West, along the said west line of Foch Street, a distance of 265.94 feet to a mark "X" on concrete set for the southeast corner of said Lot 20 at the intersection of the said west line of Foch Street and the north right-of-way line of W 7th Street (an 80-foot wide right-of-way);

THENCE North 89°46'41" West, along the said north right-of-way line of W 7th Street, a distance of 350.28 feet to a capped 5/8" iron rod set marked "KHA" for the southwest corner of said Lot 14 and the southeast corner of Lot 13 in said Block 10;

THENCE North 0°14'30" East, departing the said north line of W 7th Street, a distance of 141.10 feet to a ½" iron rod found for the southwest corner of said Lot 7 and the southeast corner of said Lot 8, said point being the northwest corner of said Alley Abandonment;

THENCE N 89°46'41" West, along the north line of the 16-foot wide alley in said Block 10, a distance of 50.00 feet to a capped 5/8" iron rod set marked "KHA" for the southwest corner of said Lot 8 and the southeast corner of Lot 9 in said Block 10;

THENCE North 0°14'30" East, departing the said north line of the 16-foot alley, along the west line of said Lot 8 and the east line of said Lot 9, a distance of 125.06 feet to a capped 5/8" iron rod set marked "KHA" for corner in the said south line of W 6th Street;

THENCE South 89°44'53" East, along the said south line of W 6th Street, a distance of 400.06 feet to the **POINT OF BEGINNING** and containing 2.2821 acres or 99,409 square feet of land, more or less.

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012.

NOW THEREFOR KNOW ALL MEN BY THESE PRESENTS:

THAT CCP 2816 W. SEVENTH LP, SOVEREIGN BANK & 2824 7TH STREET, L.P., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as

LOTS 3R, 4R, 7R, and 8R in BLOCK 10 of
K.M. VAN ZANDTS 2nd ADDITION,

an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements as shown hereon to the public's use unless otherwise noted and do hereby adopt this Final Plat.

Lot 3R

By: Sovereign Bank

Name:
Title:
Date: _____, 2018

Lots 4R and 8R

By: CCP 2816 W. SEVENTH LP

Name:
Title:
Date: _____, 2018

Lot 7R
2824 7TH Street, L.P.

Name:
Title:
Date: _____, 2018

STATE OF TEXAS)
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Board Expires On:

STATE OF TEXAS)
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Board Expires On:

STATE OF TEXAS)
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Board Expires On:

KNOW ALL MEN BY THESE PRESENTS:

I, Michael C. Billingsley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

Michael C. Billingsley
RPLS No. 6558

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
ALLEY DEDICATION (BY THIS PLAT)	0.0718	3,126
LOT 3R	0.9158	39,894
LOT 4R	0.9173	39,958
LOT 7R	0.3055	13,305
LOT 8R	0.0718	3,126

GENERAL NOTES:

1. Total number of Lots 4, totaling 2.2104 or 96,283 square feet in one phase.
2. Alley dedication 0.0718 of an acre or 3,126 sq. ft.
3. Minimum Lot Size: 3,126 square feet
4. Maximum Lot Size: 39,958 square feet

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/APPLICANT:
CCP 2816 W SEVENTH LP
8333 Douglas Avenue, Suite 1500
Dallas, TX 75225
214-365-4815

SURVEYOR:
Kimley-Horn and Associates, Inc.
801 Cherry Street Unit 11, Suite1300
Fort Worth, TX 76102
Contact: Michael C. Billingsley
michael.billingsley@kimley-horn.com
817-335-6511

FINAL PLAT
LOTS 3R, 4R, 7R & 8R, BLOCK 10
K.M. VAN ZANDTS 2nd ADDITION
Being a replat of all of Lots 1-8, 14-20 in Block 10 and a portion of the alley vacated by Ordinance No. _____
K.M. VAN ZANDTS 2nd ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 106, Page 117, PRTCT

CITY OF FORT WORTH FILE NO. FS-18-056

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	JPW	MCB	3/7/2018	061301400	1 OF 1

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DWG NAME: K:\FTW_SURV\061301400-WEST 7TH STREET CENTRIC CAPITAL\DWG\061301400 WEST 7TH STREET CENTRIC CAPITALDWG PLOTTED BY:STEVENS, MATTHEW 8/21/2018 12:36 PM LAST SAVED 8/17/2018 9:42 AM

REVISION 8.23.18