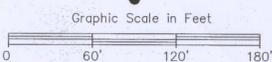


ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
H.O.A.	HOME OWNERS ASSOCIATION
S.S. & W.E.	SANITARY SEWER & WATER EASEMENT
D.E.	DRAINAGE EASEMENT



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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on 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, streetlights, 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 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.

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 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 all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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 plain. Where construction is permitted all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

OWNER'S DEDICATION

**STATE OF TEXAS
 COUNTY OF TARRANT**

Whereas Matador Commercial Partners, Ltd. is the owner of all that certain 5.540 acres of land, which is out of the 14.60 acres described in the deed recorded in Document Number D209038727 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the J. Jennings Survey, A-873, City of Fort Worth, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the south line Block 3, Matador Ranch Addition, described in the plat recorded in Cabinet A, Slide 10849, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.)); BEGINNING at a 1/2" iron rod with a cap stamped "3946" found for the northeast corner of the herein described tract, common to the southeast corner of Lot 14, Block 3, of said Matador Ranch Addition, in the west line of Lot 1, Block 9, of said Matador Ranch Addition;
 THENCE South 00° 05' 32" East - 52.85' to a 1/2" iron rod with a cap stamped "SPRY" set for the most southerly southwest corner of the herein described tract;
 THENCE North 89° 51' 40" West - 142.61' (called 142.04') to a 1/2" iron rod found for a corner of the herein described tract, common to the northwest corner of a tract of land described in the deed to William Ted Pate, recorded in Volume 9892, Page 2145, D.R.T.C.T.;
 THENCE South 89° 55' 56" West - 130.47' to a 1/2" iron rod with a cap stamped "SPRY" set for the most southerly southwest corner of the herein described tract;
 THENCE North 00° 05' 32" East - 52.85' to a 1/2" iron rod with a cap stamped "SPRY" set for a corner of the herein described tract;
 THENCE North 89° 54' 28" West - 387.50' to a 1/2" iron rod with a cap stamped "SPRY" set for a corner of the herein described tract;
 THENCE North 78° 33' 53" West - 51.00' to a 1/2" iron rod with a cap stamped "SPRY" set for a corner of the herein described tract;
 THENCE North 89° 54' 28" West - 119.92' to a 1/2" iron rod with a cap stamped "SPRY" set for the most westerly southwest corner of the herein described tract, in the west line of said 14.60 acre tract, common to the east property line of a 4 acre tract described in the deed to Ron and Constance A. Gyure recorded in Volume 15883, Page 146, in the D.R.T.C.T., from which a 1" iron rod found for an angle corner of said 14.60 acre tract bears South 00° 04' 04" West - 569.40';
 THENCE North 00° 04' 04" East (called North 00° 07' 17" East) - 264.97' to the northwest corner of the herein described tract, common to the southwest corner of Lot 52, Block 1, of said Matador Ranch Addition, from which a 1/2" iron rod with a cap stamped "5122" bears North 59° 11' East - 0.04';
 THENCE South 89° 54' 28" East - 830.62' to the POINT OF BEGINNING and containing 5.540 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
 That Matador Commercial Partners, Ltd., by SHW, LLC a Texas Limited Liability Company, its General Partner, the Owner, acting by and through its duly authorized officers, does hereby adopt this plat designating the herein before described property as **Lots 1-9, Block 1, 18-29, Block 2, & 1-7, Block 3, Matador Addition**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

Witness our hands this 13TH day of JULY, 2015.
 Signature: Mark Wood MEMBER AND SECRETARY
 Title: MEMBER AND SECRETARY

NOTARY CERTIFICATE

STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Mark Wood, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 13TH day of JULY, 2015.

Notary Signature: [Signature] Notary Stamp: JOSEPH IRBECK
 Notary Public, State of Texas
 My Commission Expires August 05, 2018

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed 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 the monuments shown hereon were found and placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Fort Worth, Texas.

Signature: [Signature]
 Surveyor's Signature

Notary Certificate:
 STATE OF TEXAS
 COUNTY OF TARRANT
 Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.
 Given under my hand and seal of office, this 13TH day of JULY, 2015.

Notary Signature: [Signature] Notary Stamp: JOSEPH IRBECK
 Notary Public, State of Texas
 My Commission Expires August 05, 2018

NOTES

- Unless otherwise noted, all corners shown hereon are 1/2" iron rods set with a cap stamped "SPRY".
- P.R.V.'s will be required if water pressure exceeds 80 P.S.I.
- Lot 25, Block 2, is to be owned and maintained by the Home Owners Association.
- According to the Flood Insurance Rate Map No. 483300430 K, published by the Federal Emergency Management Agency, dated February 05, 2010, a portion of the surveyed property shown hereon lies within the special flood hazard area shaded "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile, or areas protected by levees from the base flood. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits.

28
LOTS
(3 BR)

FP14-020

FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

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

Plat Approved by: [Signature] 7/24/2015
 By: [Signature] Chairman
 By: [Signature] Secretary

FORT WORTH
 CITY DEPARTMENT

A FINAL PLAT OF
 LOTS 1-9, BLOCK 1, 18-29, BLOCK 2, & 1-7, BLOCK 3
MATADOR ADDITION
 AN ADDITION TO THE CITY OF FORT WORTH, BEING 5.540 ACRES,
 IN THE J. JENNINGS SURVEY, A-873
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER: Matador Commercial Partner, Ltd. ENGINEER: Hamilton Duffy, P.C. SURVEYOR: Spry Surveyors
 6617 Precinct Line Rd. E.S.&C.M., Inc. 8241 Mid-Cities Blvd., Ste.100
 Suite 200 North Richland Hills, TX 76182 North Richland Hills, TX 76182
 North Richland Hills, TX 76182 Phone: 817-494-6359
 Phone: 817-268-0408 Firm Reg. No. 10112000
 Fax: 817-284-8408

SPRY PROJECT NO. 034-068-30
 CITY OF FORT WORTH CASE NO. FP-14-020
 REFERENCE PRELIMINARY PLAT CITY OF FORT WORTH CASE NO. FP-13-042
 DATE: JULY 2015

THIS PLAT WAS FILED IN DOCUMENT NO. D215163613 ON DATE 07/24/2015

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 44°54'28" W	14.14'						
L2	S 45°05'32" W	14.14'						
L3	N 45°05'32" E	14.14'						
L4	N 78°33'53" W	51.00'	C1	50.12'	157.21'	100.25'	S 89°54'28" E	179°42'14"
L5	N 00°05'32" E	52.85'	C2	50.00'	110.76'	89.47'	S 63°33'21" W	126°55'38"

14.60 ACRES
 MATADOR COMMERCIAL PARTNERS, LTD.
 DOC. NO. D209038727
 D.R.T.C.T.

WILLIAM TED PATE
 VOL. 9892, PG. 2145
 D.R.T.C.T.

LIMITS OF THE 100-YR FEMA FLOODPLAIN ZONE AS PER MAP PANEL 483300430K LETTERS OF MAP REVISION CASE NO. 10-18-0401P EFFECTIVE DATE FEBRUARY 5, 2010. CITY OF FORT WORTH FLOODPLAIN NO. FP-05-079-04M.

TEMPORARY TURNAROUND EASEMENT
 DOC. NO. D215147021
 D.R.T.C.T.

4 ACRES
 RON & CONSTANCE A. GYURE
 VOL. 15883, PG. 146
 D.R.T.C.T.

S 00°04'04" W 569.40'

1" IRF (C.M.)