

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".

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

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.

PRIOR TO LAND DISTURBANCE ACTIVITIES ON LOTS 1 AND 2, BLOCK 1, A FINAL SWMP WILL BE SUBMITTED TO THE CITY OF FORT WORTH FOR REVIEW AND APPROVAL.

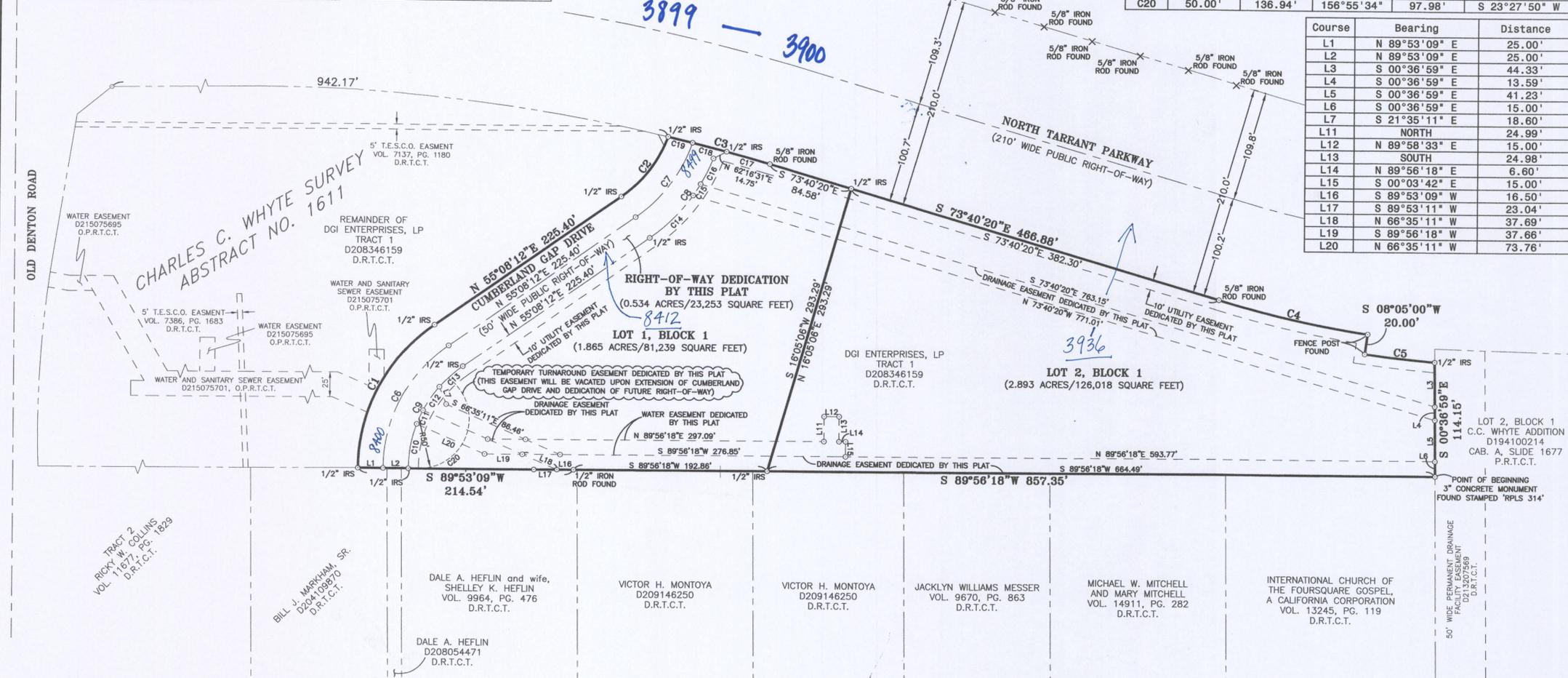
PRIVATE MAINTENANCE NOTE
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

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 48438C0070K, MAP REVISED SEPTEMBER 25, 2009.

** CUMBERLAND GAP DRIVE ALIGNMENT IS ASSUMED*

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	175.00'	168.75'	55°15'04"	162.29'	N 27°30'41" E
C2	125.00'	76.86'	35°13'40"	75.65'	N 37°31'22" E
C3	1810.00'	104.92'	3°19'18"	104.92'	S 75°19'59" E
C4	1055.00'	151.87'	8°14'53"	151.74'	S 77°47'34" E
C5	1075.00'	70.04'	3°43'59"	70.03'	S 83°47'00" E
C6	150.00'	144.65'	55°15'04"	139.11'	N 27°30'41" E
C7	150.00'	95.07'	36°18'56"	93.49'	N 36°58'44" E
C8	175.00'	112.94'	36°58'37"	110.99'	S 36°58'53" W
C9	125.00'	120.54'	55°15'04"	115.92'	S 27°30'41" W
C10	125.00'	45.53'	20°52'02"	45.27'	N 10°19'10" E
C11	125.00'	15.01'	6°52'49"	15.00'	N 24°11'36" E
C12	125.00'	28.72'	13°09'55"	28.66'	N 34°12'58" E
C13	125.00'	31.28'	14°20'17"	31.20'	N 47°58'04" E
C14	175.00'	60.72'	19°52'51"	60.42'	N 45°11'47" E
C15	175.00'	13.58'	4°26'42"	13.57'	N 33°02'00" E
C16	175.00'	28.64'	9°22'37"	28.61'	N 26°07'21" E
C17	1810.00'	44.73'	1°24'57"	44.72'	S 74°22'48" E
C18	1810.00'	35.07'	1°6'37"	35.07'	S 75°38'35" E
C19	1810.00'	25.13'	0°47'44"	25.13'	N 76°35'45" W
C20	50.00'	136.94'	156°55'34"	97.98'	S 23°27'50" W

Course	Bearing	Distance
L1	N 89°53'09" E	25.00'
L2	N 89°53'09" E	25.00'
L3	S 00°36'59" E	44.33'
L4	S 00°36'59" E	13.59'
L5	S 00°36'59" E	41.23'
L6	S 00°36'59" E	15.00'
L7	S 21°35'11" E	18.60'
L11	NORTH	24.99'
L12	N 89°58'33" E	15.00'
L13	SOUTH	24.98'
L14	N 89°56'18" E	6.60'
L15	S 00°03'42" E	15.00'
L16	S 89°53'09" W	16.50'
L17	S 89°53'11" W	23.04'
L18	N 66°35'11" W	37.69'
L19	S 89°56'18" W	37.66'
L20	N 66°35'11" W	73.76'



OWNER:
DGI ENTERPRISES, LP
3000 GALVEZ AVENUE
FORT WORTH, TEXAS 76111
CONTACT: ANDREW WINBORN
(817) 201-1250

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, DGI ENTERPRISES, LP, acting by and through the undersigned, their duly authorized representative, is the sole owner of 5.292 acres of land located in the Charles C. Whyte Survey, Abstract Number 1611, according to the deed recorded in County Clerk's File No. D208346159, of the Deed Records of Tarrant County, Texas. The foregoing being more particularly described as follows:

LEGAL DESCRIPTION
BEING 5.292 acres of land located in the CHARLES C. WHYTE SURVEY, Abstract No. 1611, Tarrant County, Texas, and being a portion of the tract of land identified as Tract 1 in the deed to DGI Enterprises, LP, recorded in County Clerk's File No. D208346159, of the Deed Records of Tarrant County, Texas. Said 5.292 acres being more particularly described by metes and bounds, as follows:

- BEGINNING** at a 3" concrete monument found stamped R.P.L.S. No. 314, at the Southeast corner of said DGI Enterprises Tract, said point lying in the West boundary line of Lot 2, Block 1, C.C. Whyte Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 1677, of the Plat Records of Tarrant County, Texas;
- THENCE** along the South boundary line of said DGI Enterprises Tract, as follows:
- S 89°58'18" W 857.35 feet, to a 1/2" iron rod found;
 - S 89°53'09" W 214.54 feet, to a 1/2" iron rod marked "Brittain & Crawford", set in the West right-of-way line of Cumberland Gap Drive (a proposed 50 foot wide public right-of-way);
- THENCE** severing said DGI Enterprises Tract and running along the proposed West right-of-way line of said Cumberland Gap Drive, as follows:
- NORTHEASTERLY 168.75 feet, along a curve to the right having a radius of 175.00 feet, a central angle of 55°15'04", and a chord bearing N 27°30'41" E 162.29 feet, to a 1/2" iron rod marked "Brittain & Crawford", set in the North boundary line of said DGI Enterprises Tract, and the South right-of-way line of North Tarrant Parkway (a variable width public right-of-way);
- THENCE** along the North boundary line of said DGI Enterprises Tract and the South right-of-way line of said North Tarrant Parkway, as follows:
- SOUTHEASTERLY 104.93 feet, along a curve to the right having a radius of 1,810.00 feet, a central angle of 3°19'18", and a chord bearing S 75°19'59" E 104.92 feet, to a 1/2" iron rod found at the end of said curve;
 - S 73°40'20" E 466.88 feet, to a 1/2" iron rod found at the beginning of a curve to the left;
 - SOUTHEASTERLY 151.87 feet, along said curve to the left having a radius of 1,055.00 feet, a central angle of 8°14'53", and a chord bearing S 77°47'34" E 151.74 feet, to a fence post found;
 - S 08°05'00" W 20.00 feet, to a fence post found;
 - SOUTHEASTERLY 70.04 feet, along a curve to the left having a radius of 1,075.00 feet, a central angle of 3°43'59", and a chord bearing S 83°47'00" E 70.03 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the Northeast corner of said DGI Enterprises Tract, lying in the West boundary line of the aforesaid Lot 2, Block 1, C.C. Whyte Addition;
- THENCE** S 00°36'59" E 114.15 feet, along the East boundary line of said DGI Enterprises Tract and the West boundary line of said Lot 2, Block 1, to the POINT OF BEGINNING, containing 5.292 acres (230,510 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, DGI ENTERPRISES, LP, acting by and through the undersigned, their duly authorized representatives, does hereby adopt this plat designating the heretofore described property as Lots 1 and 2, Block 1, O'DONNELL'S ADDITION, to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this 16th day of April, 2015.

DGI ENTERPRISES, LP
By: *Andrew Winborn*
Title: *Member*

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Andrew Winborn, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of April, 2015.



FINAL PLAT
OF
LOT 1 AND 2, BLOCK 1 AND CUMBERLAND GAP DRIVE ROW DEDICATION
O'DONNELL'S ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING
5.292 ACRES
LOCATED IN THE
CHARLES C. WHYTE SURVEY, ABSTRACT NO. 1611
TARRANT COUNTY, TEXAS

NOTES:

- ALL PROPERTY CORNERS MARKED 1/2" IRS ARE 1/2" IRON RODS MARKED "BRITAIN & CRAWFORD", SET.

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.

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 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.

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.

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.

THIS IS TO CERTIFY THAT I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points and points of curve are properly marked on the ground and that this plat correctly represents that survey made by me.



Chris L. Blevins
CHRIS L. BLEVINS, R.P.L.S.
State of Texas No. 5792

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: 4/17/2015

By: *Michael R. Roof* Chairman
By: *Dana S. Saffell* Secretary

THIS PLAT FILED IN INSTRUMENT # D215078534, DATE 04/17/2015.

PREPARED: JUNE 26, 2014
REVISED: APRIL 15, 2015
5.292 ACRES GROSS, 2 LOTS

P.P.-14-014
F.P.-14-045
SIN FIN #717