

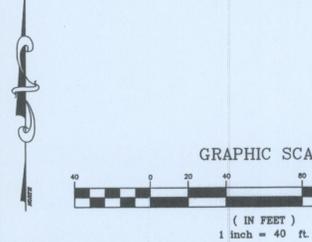
**LINE TABLE**

LINE	LENGTH	BEARING
L1	46.07	N 88°58'00" W
L2	24.00	N 88°58'00" W
L3	51.82	N 01°02'00" E
L4	146.73	N 88°58'00" W
L5	51.82	S 01°02'00" W
L6	24.00	N 88°58'00" W
L7	156.61	N 88°58'00" W
L8	343.02	N 01°01'54" E
L9	154.78	S 88°58'00" E
L10	284.02	S 01°02'00" W
L11	146.73	N 88°58'00" W
L12	208.03	N 01°02'00" E
L13	108.73	S 88°58'00" E
L14	213.06	S 01°02'00" W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CS	CD
C1	7.85	5.00	90°00'00"	S 43°02'00" W	7.07
C2	76.97	49.00	90°00'00"	N 43°58'00" W	69.30
C3	39.28	25.00	90°00'49"	S 43°58'20" W	35.30
C4	39.28	25.00	89°59'11"	S 46°01'30" W	35.30
C5	7.85	5.00	90°00'00"	S 43°58'00" E	7.07
C6	7.85	5.00	90°00'00"	S 46°02'00" W	7.07
C7	7.85	5.00	90°00'00"	N 43°58'00" W	7.07
C8	7.85	5.00	90°00'00"	N 46°02'00" E	7.07



**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 plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II of said ordinance, and becomes effective on the date building permit 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.

**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.

AMERICAN SOKOL ORGANIZATION-SOKOL FORT WORTH VOL. 5195, PG. 571



**FLOOD CERTIFICATE**

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/25/2009 Community Panel No. 48439C0160K subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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.

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation area, 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.

**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 IMPROVEMENTS**

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.

**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.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF TARRANT

Being 5.010 acres (4.506 acres net) situated in the J.H. Conwell Survey, Abstract No. 343, City of Fort Worth, Tarrant County, Texas, and being a portion of that certain called 18.46 acre tract of land to Broadway-Marine Creek Road Joint Venture, by deed recorded in Volume 8045, Page 212, Deed Records, Tarrant County, Texas, and as corrected in Correction Warranty Deed recorded in Volume 9153, Page 1028, said Deed Records, and being all of that certain tract of land to International Harvest Christian Fellowship Church, by Corrected Special Warranty Deed recorded in Instrument Number D214250968, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a railroad spike found in asphalt for the southeast corner of said Broadway-Marine Creek Road Joint Venture tract, same being the southwest corner of a 55 foot right-of-way dedication for Cromwell Marine Creek Road on The Trails of Marine Creek, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9827, Plat Records, Tarrant County, Texas, same being in the approximate center of Cromwell-Marine Creek Road;

THENCE North 88 deg. 58 min. 00 sec. West, along the south line of said Broadway-Marine Creek Road Joint Venture tract, same being the approximate center of said Cromwell Marine Creek Road, a distance of 399.38 feet to a nail set in asphalt for the southwest corner of the herein described tract;

THENCE North 01 deg. 13 min. 24 sec. East, through the interior of said Broadway-Marine Creek Road Joint Venture tract, passing a 1/2 inch iron rod set with "PEISER & MANKIN SURV" red plastic cap set at a distance of 30.00 feet for the north line of the Tarrant County Highway Department Right-of-Way Easement, and continuing through the interior of said Broadway-Marine Creek Road Joint Venture tract, a total distance of 399.00 feet to a 1/2 inch iron rod set for an internal corner of the herein described tract;

THENCE North 88 deg. 58 min. 00 sec. West, continuing through the interior of said Broadway-Marine Creek Road Joint Venture tract, a distance of 189.50 feet to a 1/2 inch iron rod set for the most westerly southwest corner of the herein described tract;

THENCE North 01 deg. 13 min. 24 sec. East, continuing through the interior of said Broadway-Marine Creek Road Joint Venture tract, a distance of 100.00 feet to a 1/2 inch iron rod set for northwest corner of the herein described tract, same being in the north line of said Broadway-Marine Creek Road Joint Venture tract, same being in the south line of that certain tract of land to First United Bank and Trust Company, by deed recorded in Instrument No. D210305742, aforesaid Deed Records;

THENCE South 88 deg. 58 min. 00 sec. East, along the common line of said Broadway-Marine Creek Road Joint Venture tract, and said First United Bank and Trust Company tract, a distance of 588.88 feet to a 1/2 inch iron rod found with "Goodwin & Marshall" cap found for the northeast corner of said Broadway-Marine Creek Road Joint Venture tract, same being the northwest corner of Block 2 of aforesaid The Trails of Marine Creek;

THENCE South 01 deg. 13 min. 24 sec. West, along the common line of said Broadway-Marine Creek Road Joint Venture tract, and said Block 2, passing at a distance of 444.00 feet to a 1/2 inch iron found with "Goodwin & Marshall" cap for the southwest corner of said Block 2, same being the northwest corner of aforesaid right-of-way dedication for Cromwell-Marine Creek Road, and continuing along the east line of said Broadway-Marine Creek Road Joint Venture tract, and the west line of said right-of-way dedication, passing at a distance of 25.00 feet a 1/2 inch iron rod found with "Fulton" cap marking the north side of aforesaid Tarrant County Highway Department Right-of-Way Easement, and continuing a total distance of 499.00 feet to the POINT OF BEGINNING and containing 218,238 square feet or 5.010 acres of computed land.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

WHEREAS, INTERNATIONAL HARVEST CHRISTIAN FELLOWSHIP CHURCH, does hereby adopt this plat, designating the herein above described property as INTERNATIONAL HARVEST ADDITION LOT 1, BLOCK 1, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate the easements and rights-of-way shown hereon to the public's use forever.

This approved subject to all platting ordinances, rules, and regulations of the City of Fort Worth, Texas.

WITNESS my hand this the 10 day of December 2014.

By: Ernest Carradine  
Pastor

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 Ernest Carradine, Pastor, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of December 2014.

Notary Public in and for Tarrant County

My Commission Expires: 27 March 2017

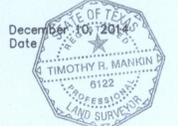


WITNESS my hand this the 10th day of December 2014.

**SURVEYOR'S CERTIFICATE**

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Fort Worth, Texas.

Timothy R. Mankin  
Registered Professional Land Surveyor, No. 6122



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 TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of December, 2014.

Notary Public in and for Tarrant County, Texas

My Commission Expires: 08/15/2016



**FPIA-057**

- NOTES:
1. IRF - Iron Rod Found
  2. TXDOT MON. FND - Texas Department of Transportation Monument Found
  3. Basis of Bearing is Based on the North line (South 88 deg. 58 min. 00 sec. East) of that certain called 18.46 acre tract of land to Broadway-Marine Creek Road Joint Venture, by deed recorded in Volume 8045, Page 212, Deed Records, Tarrant County, Texas, and as corrected in Correction Warranty Deed recorded in Volume 9153, Page 1028, said Deed Records.
  4. P.R.V. required.
- P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval. 12/11/2014

Plat Approval Date: \_\_\_\_\_

By: Charles R. Reuf Chairman

By: Dana S. [Signature] Secretary

**FINAL PLAT**  
OF  
**LOT 1, BLOCK 1**  
**INTERNATIONAL HARVEST ADDITION**  
BEING A PLAT OF 5.010 ACRES  
OUT OF THE J.H. CONWELL SURVEY, ABSTRACT NO. 343  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
DOCUMENT NO. D214250968 DATE 12/12/2014

CASE NO: FP-14-057

JOB NO: 13-0417FP		<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F) FIRM NO. 100999-00	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Texas Society of Professional Surveyors Member Since 1977	
DATE: 06/30/2014						SHEET
SCALE: 1" = 40'						OF
DRAWN BY: TK						1
CHECKED BY: TRM						1

Architect:  
M.J. Wright & Associates, Inc.  
8233 Mid Cities Blvd.  
North Richland Hills, TX 76180  
CONTACT: Michael Wright