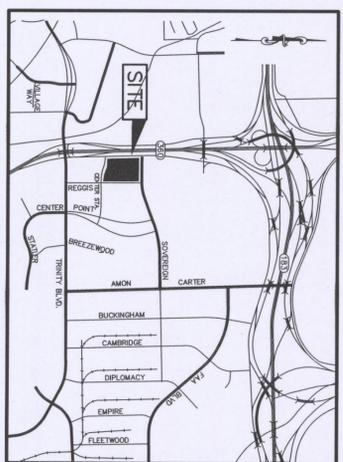
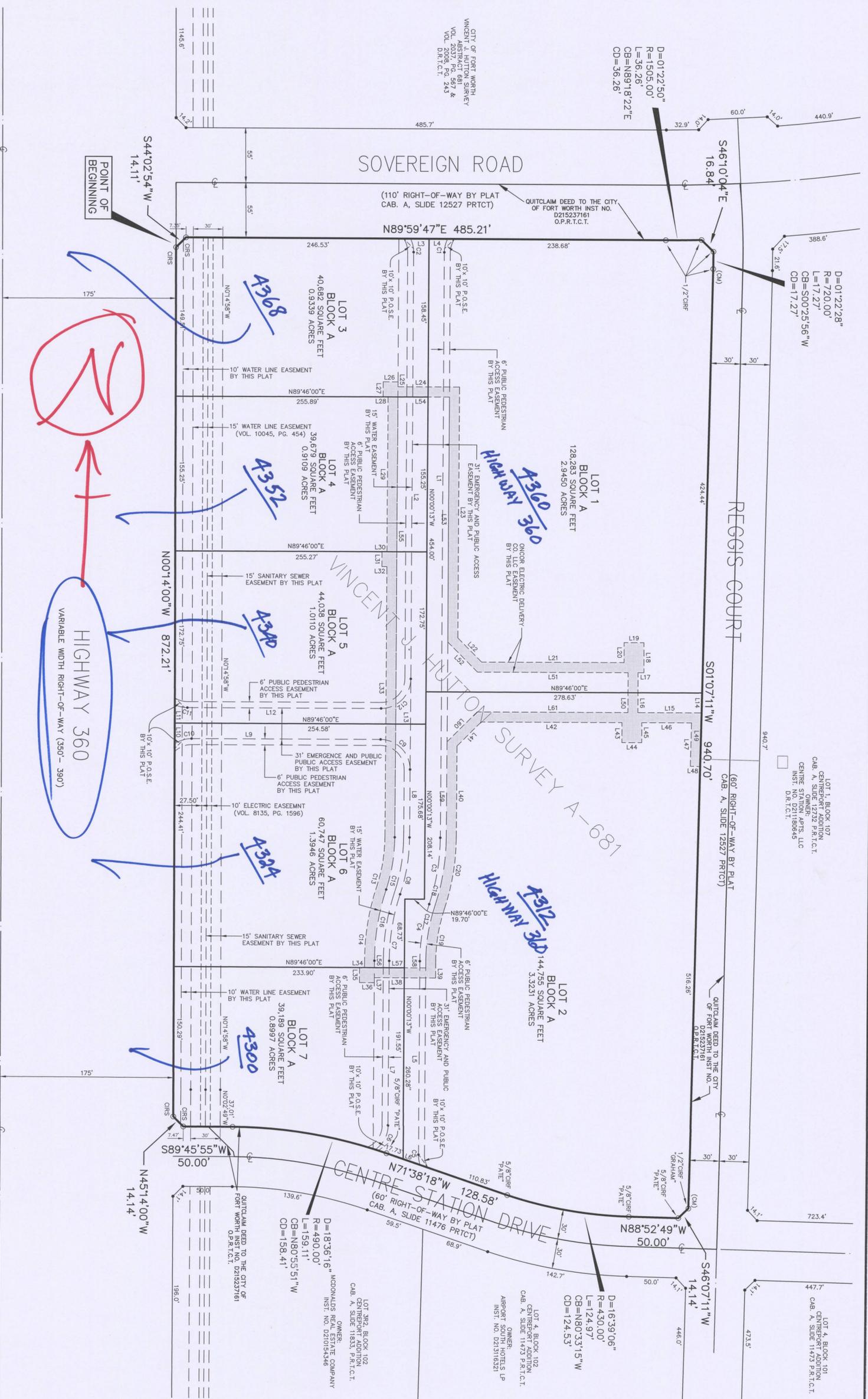


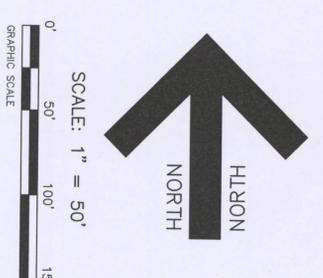
11-01-15



LOCATION MAP
N.T.S.



- LEGEND**
- CRS 5/8 INCH IRON ROD SET WITH CAP MARKED "DJJR"
 - GRF CAPPED 5/8 INCH IRON ROD FOUND MARKED AS SHOWN
 - (CM) CONTROLLING MONUMENT
 - CAB. CABINET
 - C.C.F.N. COUNTY CLERK'S FILE NUMBER
 - VOL. VOLUME
 - Pg. PAGE
 - P.R.I.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS



D215252860 11-01-15

JDJR ENGINEERS AND CONSULTANTS, INC.
 PREPARED BY:
 ENGINEERS • LAND PLANNERS • SURVEYORS
 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel: 972-252-5371 Fax: 972-252-8938

DATE: JUNE 25, 2015 DRAWN BY: SAS
 CHECKED BY: GB © COPYRIGHT 2015

CASE NUMBER FP-15-038
 PRELIMINARY PLAT CASE NUMBER PP-15-014

FINAL PLAT
LOT 1-7, BLOCK A
CENTREPORT

BEING A 11.4181 ACRES
 AN ADDITION TO THE CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS

7 COMMERCIAL LOTS
 OCTOBER 2015

SHEET 1 OF 2



FP15-038

860-2197

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.

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.

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.

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.

PRIVATE COMMON AREAS AND FACILITIES
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

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.

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.

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.

STATE OF TEXAS §
COUNTY OF COLLIN §

OWNERS CERTIFICATION

WHEREAS We, PLATINUM SHS II, L.P., and LG CENTREPORT 1, LLC, are the sole owners of a tract of land situated in the Vincent J. Hutton Survey, abstract No. 681, City of Fort Worth, Tarrant County, Texas, according to the property recorded in document numbers 215049952, 215020431 and 215048411 in the Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow cap stamped "JDJR" set for corner at the most southerly point of a corner-clip at the intersection of the east right-of-way line of State Highway 360 (having a variable width R.O.W.) with the south line of Sovereign Road (having a 110' R.O.W.);

THENCE North 44°02'54" East, leaving said existing east right-of-way line, and along said corner-clip, a distance of 14.11 feet to a 5/8" iron rod with yellow cap stamped "JDJR" set for corner in the existing south right-of-way line of said Sovereign Road;

THENCE North 89°59'47" East, along said existing south right-of-way line, a distance of 485.21 feet to a 1/2" capped iron rod found for corner, for the beginning of a curve to the left having a radius of 1505.00 feet, a central angle of 1°22'50", and along chord which bears North 89°18'22" East, 36.26 feet;

THENCE continuing along said existing south right-of-way line, and along said curve to the left, an arc distance of 36.26 feet to a 1/2" capped iron rod found for corner, said point being the most westerly point of a corner-clip at the intersection of said Sovereign Road and Reggis Court (having a 60' R.O.W.);

THENCE South 46°10'04" East, leaving said existing south right-of-way line, and along said corner-clip, a distance of 16.84 feet to a 1/2" capped iron rod found for corner, for the beginning of a non-tangent curve to the right having a radius of 720.00 feet and a central angle of 1°22'28" and along chord which bears South 00°25'56" West, 17.27 feet, said point being in the existing west right-of-way line of said Reggis Court;

THENCE along said existing west right-of-way line, and along said non-tangent curve to the right an arc distance of 17.28 feet to a 1/2" capped iron rod found for corner;

THENCE South 01°07'11" West, continuing along said existing west right-of-way line, a distance of 940.70 feet to a 1/2" capped iron rod found for corner, said point being the most northerly point of a corner-clip at the intersection of said Reggis Court and Centre Station Drive (having a 80' R.O.W.);

THENCE South 46°07'11" West, leaving said existing west right-of-way line, and along said corner-clip, a distance of 14.14 feet to a 5/8" capped iron rod found for corner, said point being in the existing north right-of-way line of said Centre Station Drive;

THENCE North 88°52'49" West, along said existing north right-of-way line, a distance of 50.00 feet to a 5/8" capped iron rod found for corner, for the beginning of a curve to the right having a radius of 430.00 feet, a central angle of 16°39'08", and a long chord which bears North 80°33'15" West, 124.53 feet;

THENCE continuing along said existing north right-of-way line, and along said curve to the right, an arc distance of 124.97 feet to a 5/8" capped iron rod found for corner;

THENCE North 71°38'18" West, continuing along said existing north right-of-way line, a distance of 128.58 feet to a 5/8" capped iron rod found for corner, for the beginning of a curve to the left having a radius of 490.00 feet and a central angle of 18°36'18" and a long chord which bears North 80°55'51" West, 158.41 feet;

THENCE continuing along said existing north right-of-way line, and along said curve to the left an arc distance of 159.11 feet to a 5/8" capped iron rod found for corner;

THENCE South 89°45'55" West, continuing along said existing north right-of-way line, a distance of 50.00 feet to a 5/8" iron rod with yellow cap stamped "JDJR" set for corner, said point being the most easterly point of a corner-clip at the intersection of said northerly line of Centre Station Drive east right-of-way line of State Highway 360;

THENCE North 45°14'00" West, leaving said existing north right-of-way line, and along said corner-clip, a distance of 14.14 feet to a 5/8" iron rod with yellow cap stamped "JDJR" set for corner in the east line of State Highway 360;

THENCE North 00°14'00" West, and along the existing east right-of-way line, a distance of 848.21 feet to the POINT OF BEGINNING and CONTAINING 497,374 square feet, 11.181 acres of land, more or less.

GENERAL NOTES

- The bearings shown hereon are based on the found monumentation marked "CM" (Controlling Monument) for LOT 1, BLOCK 106, LOT 1, BLOCK 107, CENTREPORT, as recorded in Cabinet A, Slide 12527, P.R.C.C.T. (the west line of Reggis Court).
- Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- The subject property appears to be located in Zone X, according to the Flood Insurance Rate Map No. 48439C0235 K, with an effective date of September 9, 2009, for Tarrant County, Texas and incorporated areas. 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. This flood statement shall not create liability on the part of the surveyor.
- Private P.R.V's will be required, water pressure exceeds 80 P.S.I.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, PLATINUM SHS II, LP, and LG CENTREPORT 1, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LOTS 1-7, BLOCK A, CENTREPORT, an Addition to the City of Fort Worth, Texas, and does hereby dedicate to the public use forever, the streets, easements and alleys.

PLAT APPROVED subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

WITNESS at my hand, this the 26th day of October, 2015.

(LOTS 1 AND 2)
PLATINUM SHS II, LP, a Texas limited liability company
By: PLATINUM SHS I, LLC, a Texas limited liability company, its general partner

By: *Rakesh Patel*
RAKESH PATEL, Manager

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 RAKESH PATEL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said PLATINUM SHS I, LLC, that he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 26th day of October, 2015.

April McKown
Notary Public in and for the State of Texas



(LOTS 3, 4, 5, 6 & 7)
LG CENTREPORT 1, LLC, a Texas limited liability company
By: LG CAPITAL, LLC, a Texas limited liability company

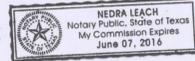
By: *Will Tolliver*
WILL TOLLIVER, Managing Member

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 WILL TOLLIVER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said LG CAPITAL, LLC, that he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 26th day of October, 2015.

Nedra Leach
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Geary Bailey, a Registered Professional Land Surveyor licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon as set were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Ft. Worth, Texas.

Dated this the 26th day of October, 2015.

Geary Bailey
GEARY BAILEY - RPLS 4573



NOTARY PUBLIC §
STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared Geary Bailey, known to me personally 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of October, 2015.

Debra Y. Cox
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	26°33'29"	30.00'	13.91'	7.08'	S131°6'31"W	13.78'
C2	26°28'01"	30.00'	13.86'	7.05'	N131°4'14"W	13.74'
C3	18°03'24"	215.50'	67.91'	34.24'	N09°01'29"E	67.63'
C4	18°03'24"	184.50'	58.15'	29.32'	S09°01'29"W	57.90'
C5	19°57'28"	30.00'	10.45'	5.28'	S09°58'57"E	10.40'
C6	54°32'45"	30.00'	28.56'	15.47'	N27°16'10"E	27.49'
C7	18°03'24"	215.50'	67.91'	34.24'	S09°01'29"W	67.63'
C8	18°03'24"	184.50'	58.15'	29.32'	N09°01'29"E	57.90'
C9	90°13'47"	30.00'	47.24'	30.12'	N45°07'06"W	42.51'
C10	34°39'11"	30.00'	18.14'	9.36'	S72°26'24"W	17.87'
C11	24°59'00"	30.00'	13.08'	6.65'	S77°44'30"E	12.98'
C12	89°46'13"	30.00'	47.00'	29.88'	N44°52'54"E	42.34'
C13	18°03'24"	159.50'	50.27'	25.34'	N09°01'29"E	50.06'
C14	18°03'24"	240.50'	75.79'	38.21'	S09°01'29"W	75.48'
C15	18°03'24"	169.50'	53.42'	26.93'	N09°01'29"E	53.20'
C16	18°03'24"	230.50'	72.64'	36.62'	S09°01'29"W	72.34'
C17	18°03'24"	178.50'	56.25'	28.36'	S09°01'29"W	56.02'
C18	18°03'24"	221.50'	69.81'	35.19'	N09°01'29"E	69.52'
C19	18°03'24"	168.50'	53.10'	26.77'	S09°01'29"W	52.88'
C20	18°03'24"	231.50'	72.96'	36.78'	N09°01'29"E	72.66'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°00'13"E	472.95'
L2	S00°00'13"E	427.74'
L3	N89°54'28"E	18.64'
L4	S89°54'54"E	18.67'
L5	N00°00'13"W	193.84'
L6	N71°37'36"W	18.23'
L7	N00°00'13"W	164.71'
L8	S00°00'13"E	68.05'
L9	N89°46'00"E	191.84'
L10	N00°12'55"W	20.82'
L11	N00°15'14"W	18.30'
L12	N89°46'00"E	196.59'
L13	N00°00'13"W	91.00'
L14	S01°07'11"W	20.01'
L15	S89°46'00"W	64.78'
L16	S00°14'00"E	40.00'
L17	S89°46'00"W	5.94'
L18	N00°14'00"W	30.00'
L19	S89°46'00"W	20.00'
L20	N00°14'00"W	20.00'
L21	S89°46'00"W	143.59'
L22	S45°07'06"E	34.03'
L23	S00°00'12"E	251.43'
L24	S89°46'00"W	62.00'
L25	S00°00'00"E	5.00'
L26	S89°46'00"W	15.00'
L27	S00°00'13"E	15.00'
L28	S89°46'00"W	5.00'
L29	S00°00'12"E	155.25'
L30	S89°46'00"W	5.00'
L31	S00°00'13"E	15.00'
L32	S89°46'00"W	5.00'
L33	S00°00'13"E	271.32'
L34	S89°46'00"W	5.00'
L35	N00°00'13"W	15.00'
L36	S89°46'00"W	15.00'
L37	N00°00'13"W	5.00'
L38	S89°46'00"W	62.00'
L39	N00°00'13"W	16.65'
L40	S00°00'13"E	92.14'
L41	N44°52'54"E	34.25'
L42	S89°46'00"W	141.88'
L43	N00°14'00"W	20.00'
L44	S89°46'00"W	20.00'
L45	N00°14'00"W	20.00'
L46	S89°46'00"W	50.49'
L47	S01°07'11"W	43.52'
L48	N88°52'49"W	10.00'
L49	S01°07'11"W	53.75'
L50	S00°14'00"E	40.00'
L51	S89°46'00"W	151.80'
L52	S45°07'06"E	42.34'
L53	N00°00'13"W	245.55'
L54	S89°46'00"W	52.00'
L55	S00°00'13"E	441.61'
L56	N00°00'13"W	188.42'
L57	S89°46'00"W	52.00'
L58	N00°00'13"W	6.69'
L59	N00°00'13"W	96.27'
L60	N44°52'54"E	42.51'
L61	S89°46'00"W	151.96'



H. S. 2015

CASE NUMBER FP-15-038
PRELIMINARY PLAT CASE NUMBER PP-15-014

**FINAL PLAT
LOT 1-7, BLOCK A
CENTREPORT**

BEING A 11.4181 ACRES
LOCATED IN THE VINCENT J. HUTTON SURVEY A-681
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

7 COMMERCIAL LOTS
AUGUST 2015

SHEET 2 OF 2

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: *11/6/2015*
By: *Stephen P. Roof*
By: *Mary Elliott* Secretary

OWNERS:
PLATINUM SHS II, LP,
A TEXAS LIMITED PARTNERSHIP
6350 OVERTON RIDGE BLVD.
FORT WORTH, TX 76132
PHONE: (817) 989-7800
CONTACT: APRIL KCKOWN

LG CENTREPORT 1, LLC,
A TEXAS LIMITED PARTNERSHIP
2311 CEDAR SPRINGS, #200
DALLAS, TEXAS 75201
PHONE: (214) 865-8090
CONTACT: WILL TOLLIVER

JDJR ENGINEERS AND CONSULTANTS, INC.
TBPLS Firm No. 100356-00
ENGINEERS • LAND PLANNERS • SURVEYORS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958
DATE: JUNE 25, 2015 DRAWN BY: SAS JDJR PROJECT NO. 1155-1-15
SCALE: 1" = 50' CHECKED BY: GB © COPYRIGHT 2015

D215252860 11-09-15