

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."

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."

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

"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 PLAN

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL NO. 48439C0305, K, MAP EFFECTIVE SEPTEMBER 25, 2009.

BUILDING PERMITS

"NO BUILDING PERMITS SHAN 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."

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 THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 THEN IN EFFECT ON THE DATE A 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."

SITE DRAINAGE STUDY

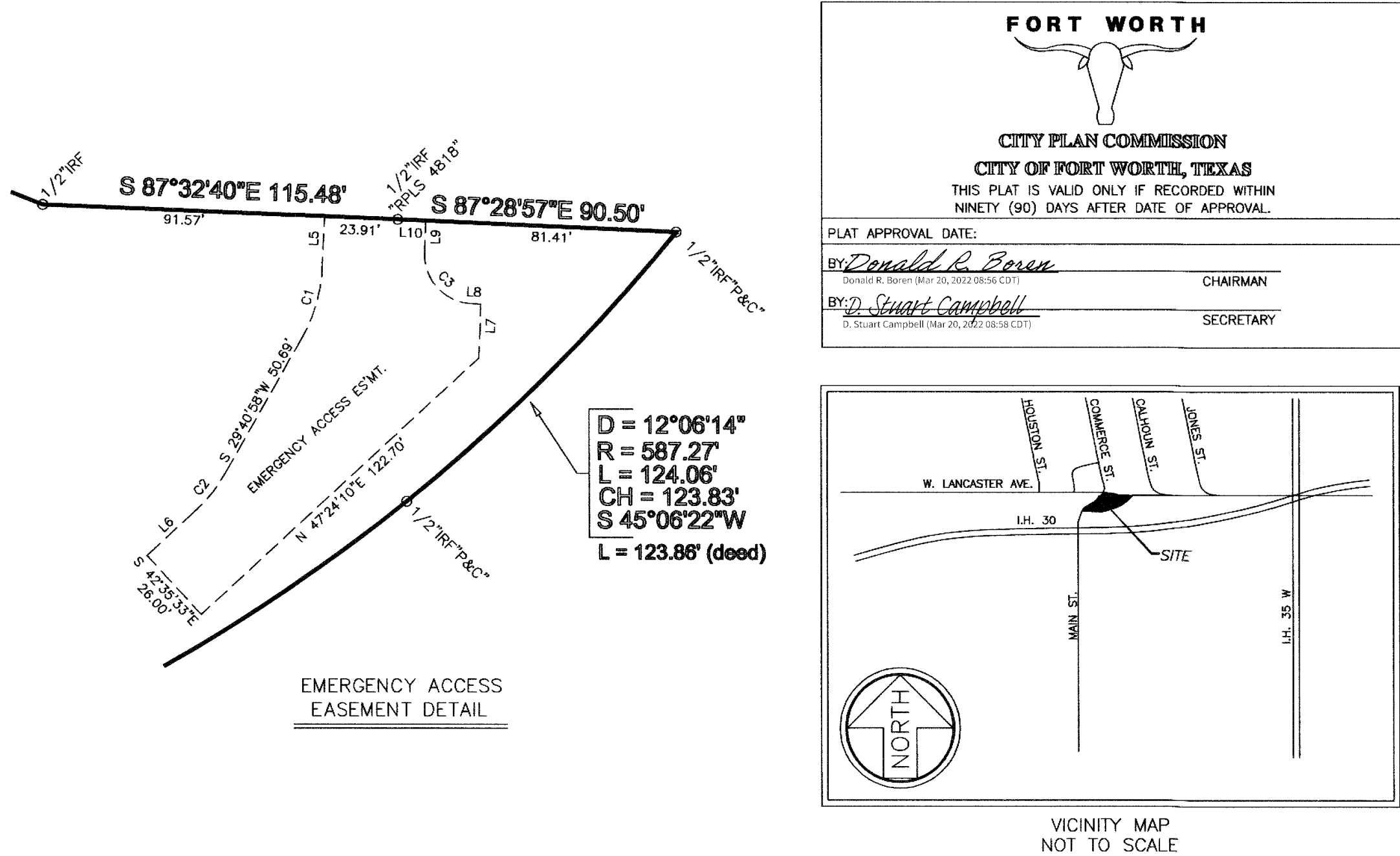
"A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY 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."

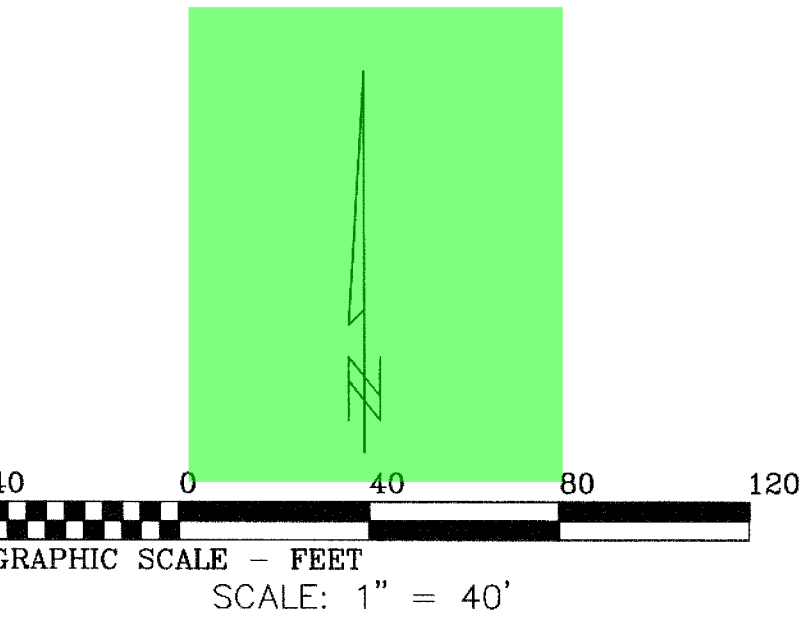
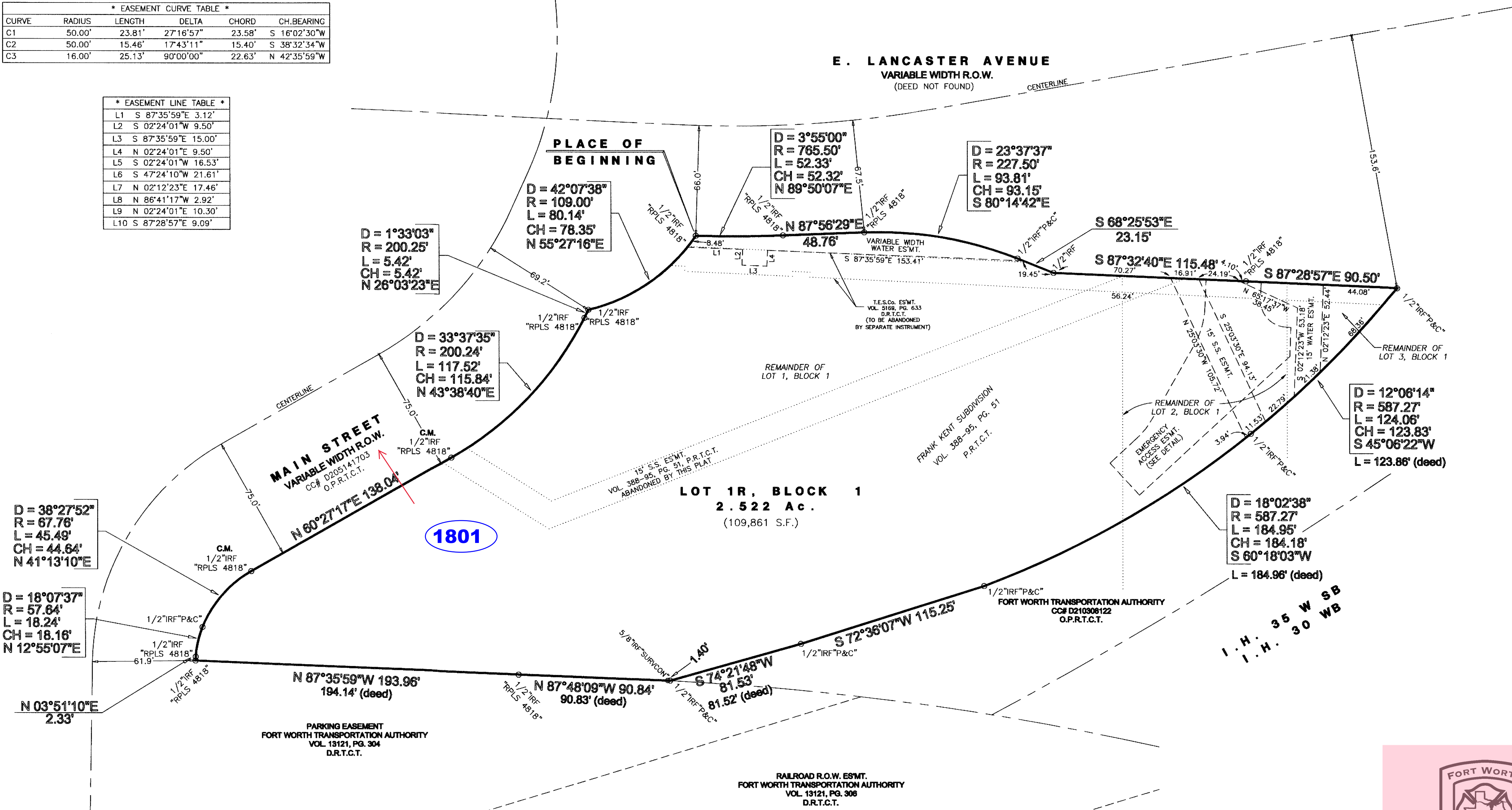
PRIVATE P.R.V.'S

"PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I."



* EASEMENT CURVE TABLE *					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
C1	50.00'	23.81'	27°16'57"	23.58'	S 16°02'30"W
C2	50.00'	15.46'	17°43'11"	15.40'	S 38°32'34"W
C3	16.00'	25.13'	90°00'00"	22.63'	N 42°35'59"W

* EASEMENT LINE TABLE *					
L1	S 87°35'59"E	3.12'			
L2	S 02°24'01"W	9.50'			
L3	S 87°35'59"E	15.00'			
L4	N 02°24'01"E	9.50'			
L5	S 02°24'01"W	18.53'			
L6	S 47°24'10"W	21.61'			
L7	N 02°12'23"E	17.46'			
L8	N 86°41'17"W	2.92'			
L9	N 02°24'01"E	10.30'			
L10	S 87°28'57"E	9.09'			



LAND USE TABLE			
LOT	ACREAGE	SQUARE FOOTAGE	USE
1R	2.522	109,861	RESIDENTIAL

OWNER:
TX KENT LOFTS, LP
16812 DALLAS PARKWAY
DALLAS, TEXAS 75248
(972) 701-5558
CONTACT: MELISSA FISHER
e-mail: mfisher@rise-residential.com

ENGINEER:
MULTATECH ENGINEERING, INC.
2821 W. 7TH STREET, SUITE 400
FORT WORTH, TEXAS 76107
(817) 920-7600
CONTACT: PAUL PADILLA, P.E.
e-mail: ppadilla@multatech.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
(817) 920-7600
CONTACT: RON COOMBS, R.P.L.S.
e-mail: ron.coombs@sbglobal.net

THIS PLAT RECORDED IN DOCUMENT No. **D222080942** DATE: **03/30/2022**

1 LOT 2.522 ACRES **FS-21-031** MARCH 12, 2022

BASIS OF BEARINGS: WESTERLY RIGHT-OF-WAY LINE (N 80° 27' 17" E) OF MAIN STREET PER DEED TO THE CITY OF FORT WORTH RECORDED IN CCF# D205141703, O.P.R.T.C.T.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth, Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 16-0120
GF No. NONE

* N O T E *
ALL SUBJECT PROPERTY BOUNDARY
LINE BEARINGS AND DISTANCES ARE
DEED & ACTUAL, UNLESS OTHERWISE
NOTED HEREON.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, TX KENT LOFTS, LP, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract of land located in the J. CHILDRESS SURVEY, ABSTRACT No. 250, City of Fort Worth, Tarrant County, Texas according to the deed recorded in Clerk's File No. D215174321 of the Official Public Records of Tarrant County, Texas, being the remainder of Lots 1, 2 and 3, Block 1, Frank Kent Subdivision, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 388-95, Page 51 of the Plat Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod found with yellow plastic cap stamped "RPLS 4818" at the most Northerly Northwest corner of said TX Kent Lofts Tract, lying in the Easterly right-of-way line of Main Street (a variable width right-of-way) at its intersection with the Southerly right-of-way line of East Lancaster Avenue (a variable width right-of-way);

THENCE along the North boundary line of said TX Kent Lofts Tract with the said Southerly right-of-way line of East Lancaster Avenue as follows:

NORTHEASTERLY, 52.33 feet along a Curve to the Left, having a radius of 765.50 feet, a central angle of 03° 55' 00" and a chord bearing N 89° 50' 07" E, 52.32 feet to a ½-inch iron rod found with yellow plastic cap stamped "RPLS 4818" at the End of said Curve;

N 87° 56' 29" E, 48.76 feet to a ½-inch iron rod found with yellow plastic cap stamped "RPLS 4818" at the Beginning of a Curve to the Right;

SOUTHEASTERLY, 93.81 feet along said Curve to the Right, having a radius of 227.50 feet, a central angle of 23° 37' 37" and a chord bearing S 80° 14' 42" E, 93.15 feet to a ½-inch iron rod found with orange plastic cap stamped "P & C" at the End of said Curve;

S 68° 25' 53" E, 23.15 feet to a ½-inch iron rod found;

S 87° 32' 40" E, 115.48 feet to a ½-inch iron rod found with yellow plastic cap stamped "RPLS 4818";

S 87° 28' 57" E, 90.50 feet to a ½-inch iron rod found with orange plastic cap stamped "P & C" at the Northeast corner of aforesaid TX Kent Lofts Tract;

THENCE along the Southeast boundary line of said TX Kent Lofts Tract as follows:

SOUTHWESTERLY, 124.06 feet along a Curve to the Right, having a radius of 587.27 feet, a central angle of 12° 06' 14" and a chord bearing S 45° 06' 22" W, 123.83 feet to a ½-inch iron rod found with orange plastic cap stamped "P & C" at the End of said Curve, being the Beginning of another Curve to the Right and being the Northwest corner of that certain tract of land described in deed to Fort Worth Transportation Authority, recorded in Clerk's File No. D210308122 of the Official Public Records of Tarrant County, Texas;

SOUTHWESTERLY, 184.95 feet along the Northwest boundary line of said Fort Worth Transportation Authority Tract and with said Curve to the Right, having a radius of 587.27 feet, a central angle of 18° 02' 38" and a chord bearing S 60° 18' 03" W, 184.18 feet to a ½-inch iron rod found with orange plastic cap stamped "P & C" at the End of said Curve;

S 72° 36' 07" W, 115.25 feet continuing along the Northwest boundary line of said Fort Worth Transportation Authority Tract to a ½-inch iron rod found with orange plastic cap stamped "P & C";

S 74° 21' 48" W, 81.53 feet continuing along the Northwest boundary line of said Fort Worth Transportation Authority Tract to a ½-inch iron rod found with orange plastic cap stamped "P & C" lying in the Southerly boundary line of aforesaid TX Kent Lofts Tract and aforesaid Frank Kent Subdivision;

THENCE along the South boundary line of said TX Kent Lofts Tract and said Frank Kent Subdivision as follows:

N 87° 48' 09" W, at 1.40 feet passing a 5/8-inch iron rod found with yellow plastic cap stamped "SURVCON" and continuing in all a total distance of 90.84 feet to a ½-inch iron rod found with yellow plastic cap stamped "RPLS 4818";

N 87° 35' 59" W, 193.96 feet to a ½-inch iron rod found with yellow plastic cap stamped "RPLS 4818" at the Southwest corner aforesaid TX Kent Lofts Tract, lying in the Southeast right-of-way line of aforesaid Main Street;

THENCE along the Northwest boundary line of said TX Kent Lofts Tract with the said Southeast right-of-way of Main Street as follows:

N 03° 51' 10" E, 2.33 feet to a ½-inch iron rod found with yellow plastic cap stamped "RPLS 4818" at the Beginning of a Curve to the Right;

NORTHEASTERLY, 18.24 feet along said Curve to the Right, having a radius of 57.64 feet, a central angle of 18° 07' 37" and a chord bearing N 12° 55' 07" E, 18.16 feet to a ½-inch iron rod found with orange plastic cap stamped "P & C" at the End of said Curve and the Beginning of another Curve to the Right;

NORTHEASTERLY, 45.49 feet along said Curve to the Right, having a radius of 67.76 feet, a central angle of 38° 27' 52" and a chord bearing N 41° 13' 10" E, 44.64 feet to a ½-inch iron rod found with yellow plastic cap stamped "RPLS 4818" at the End of said Curve;

N 60° 27' 17" E, 138.04 feet to a ½-inch iron rod found with yellow plastic cap stamped "RPLS 4818" at the Beginning of a Curve to the Left;

NORTHEASTERLY, 117.52 feet along said Curve to the Left, having a radius of 200.24 feet, a central angle of 33° 37' 35" and a chord bearing N 43° 38' 40" E, 115.84 feet to a ½-inch iron rod found with yellow plastic cap stamped "RPLS 4818" at the End of said Curve and the Beginning of a Curve to the Left;

NORTHEASTERLY, 5.42 feet along said Curve to the Left, having a radius of 200.25 feet, a central angle of 01° 33' 03" and a chord bearing N 26° 03' 23" E, 5.42 feet to a ½-inch iron rod found with yellow plastic cap stamped "RPLS 4818" at the End of said Curve and the most Westerly Northwest corner of aforesaid TX Kent Lofts Tract and lying in a Curve to the Left;

NORTHEASTERLY, 80.14 feet along said Curve to the Left, having a radius of 109.00 feet, a central angle of 42° 07' 38" and a chord bearing N 55° 27' 16" E, 78.35 feet to the PLACE OF BEGINNING, containing 2.522 acres (109,861 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TX KENT LOFTS, LP, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 1R, BLOCK 1, FRANK KENT SUBDIVISION, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Dallas, Dallas County, Texas this 17 day of March, 2022.

TX KENT LOFTS, LP

MELISSA FISHER, Managing Member of General Partner

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared MELISSA FISHER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of March, 2022.

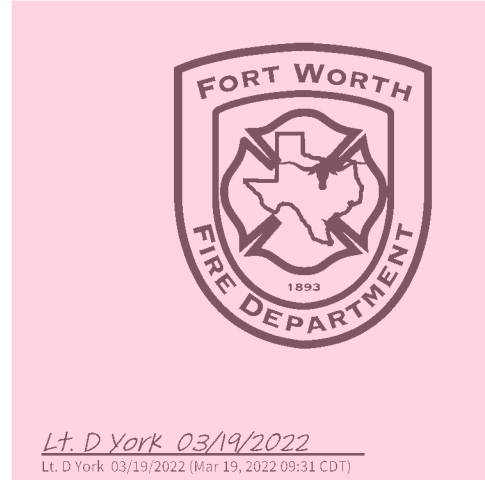
NOTARY PUBLIC
STATE OF TEXAS



SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



FS-21-031

1 address

FINAL PLAT
LOT 1R, BLOCK 1
FRANK KENT SUBDIVISION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING 2.522 ACRES OF LAND LOCATED IN THE J. CHILDRESS SURVEY, ABSTRACT No. 250, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A REVISION OF THE REMAINDER OF LOTS 1, 2 AND 3, BLOCK 1, FRANK KENT SUBDIVISION, AN ADDITION CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-95, PAGE 51 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS