

VICINITY MAP
N.T.S.
MAPSCO 91J

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 of 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 I 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.

URBAN FORESTRY
Compliance with City of Fort Worth Tree Ordinance #17228-10-2006 will apply.

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 Report 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.

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.

PARKWAY PERMIT
Parkway improvements such as curb & gutter, pavement finish, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

FLOODPLAIN
According to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 484390315K, dated September 25, 2009, the subject property is not located in the 100-year floodplain.

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS, HEMPHILL JOINT VENTURE, a Texas Joint Venture, is the owner of all that certain lot, tract or parcel of land situated in the City of Fort Worth, Tarrant County, Texas, and being all of Lot 4 and Lot 5 of MARTIN PLACE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 902, Page 307 of the Plat Records of Tarrant County, Texas, and being a 0.2949 acre portion of W. Seminary Drive and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set for corner at the most westerly end of a cut-off line at the intersection of east right-of-way line of Town Center Drive (80' Right-of-way) and the south right-of-way line of W. Seminary Drive (120' Right-of-way);

THENCE North 62° 57' 07" East, along said cut-off line and along the south right-of-way line of said W. Seminary Drive, for a distance of 18.76 feet to a 5/8" iron rod set for corner at the beginning of a curve to the right having a radius of 718.94 feet, a central angle of 02° 47' 31", a chord bearing of South 63° 45' 53" East at a distance of 34.97 feet;

Southeasterly along said curve to the right for an arc distance of 35.03 feet to a 5/8" iron rod set for corner;

THENCE South 62° 22' 20" East, continuing along the south right-of-way line of said W. Seminary Drive for a distance of 58.05 feet to a 5/8" iron rod set for corner at the beginning of a curve to the left having a radius of 580.90 feet, a central angle of 09° 24' 06", a chord bearing of South 67° 04' 05" East at a distance of 95.21 feet;

Southeasterly along said curve to the left for an arc distance of 95.32 feet to a 5/8" iron rod set for corner;

THENCE South 00° 12' 26" East, passing the northwest corner of Lot 3 of Martin Place Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 902, Page 307 of the Plat Records of Tarrant County, Texas and along the west line of said Lot 3 of Martin Place Addition and the common east line of Lot 4 of Block 1 of Martin Place Addition, for a distance of 162.76 feet to a 5/8" iron rod set for the southeast corner of aforesaid Lot 4 of Martin Place Addition, same being the common northeast corner of Lot 17 of said Martin Place Addition;

THENCE North 89° 51' 36" West, along the south line of Lot 4 and the common north line of said Lot 17 and passing the common corner of said Lot 17 and Lot 16 of Martin Place Addition and Lot 4 and Lot 5 of Martin Place Addition, and continuing along common line of said Lot 5 of Martin Place Addition and Lot 16 of the Martin Place Addition, for a distance of 120.00 feet to a 5/8" iron rod set for corner southwest corner of said Lot 5 of Martin Place Addition;

THENCE North 00° 12' 26" West, following the west line of said Lot 5 and east line of Lot 6 of aforesaid Martin Place Addition, for a distance of 139.27 feet to a 5/8" iron rod set for the northwest corner of Lot 5 and northeast corner of Lot 6 of aforesaid Martin Place Addition;

THENCE South 89° 57' 30" West, along the north line of said Lot 6 of aforesaid Martin Place Addition, for a distance of 85.03 feet to a 5/8" iron rod set for corner in the east right-of-way line of aforesaid Town Center Drive, said point being in the arc of a curve to the right having a radius of 580.00 feet, a central angle of 04° 11' 15", a chord bearing of North 09° 19' 11" East at a distance of 40.92 feet;

Northeasterly along arc of said curve to the right and along the east right-of-way line of aforesaid Town Center Drive, for an arc distance of 35.03 feet to a 5/8" iron rod set for corner;

THENCE North 11° 40' 24" East, continuing along the east right-of-way line of aforesaid Town Center Drive, for a distance of 54.96 feet to the POINT OF BEGINNING and CONTAINING 0.6791 ACRES OF LAND, more or less.

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: 4/23/2010
By: *[Signature]* Chairman
By: *[Signature]* Secretary

EASEMENT TANGENT TABLE

TANGENT	LENGTH	BEARING
T1	120.00'	N89°57'30"E
T2	8.00'	N00°12'26"W
T3	60.71'	N89°57'30"E
T4	35.09'	N24°35'41"E
T5	NOT USED	
T6	7.13'	N24°35'41"E
T7	111.39'	N89°57'30"E
T8	64.34'	S02°56'37"E
T9	62.40'	S02°58'32"E

EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	CHORD	LENGTH	BEARING
C4	20.00'	65°21'50"	12.83'	21.6'	22.82'	N57°16'35"E

BOUNDARY CURVE TABLE

NO	RADIUS	DELTA	ARC	CH BARING	LENGTH
C1	560.00'	04°11'15"	40.93'	N 09°19'11" E	40.92'
C2	718.94'	02°47'31"	35.03'	S 63°45'53" E	34.97'
C3	580.90'	09°24'06"	95.32'	S 67°04'05" E	95.21'

OWNER
HEMPHILL JOINT VENTURE
C/O ALEXAND L.L.C.
10810 COX LANE
DALLAS, TEXAS 75229
PHONE: (214) 937-0191
FAX: (214) 239-3987

ENGINEER/SURVEYOR
LAWRENCE A. CATES & ASSOC., LLP
14800 QUORUM DR., SUITE 200
DALLAS, TEXAS 75254
ATTN: MICHAEL L. CLARK, P.E.
PHONE: (972) 385-2272
FAX: (972) 980-1627



FINAL PLAT
LOT 4A, BLOCK 1
MARTIN PLACE ADDITION
BEING A REPLAT OF LOT 4 AND LOT 5
BLOCK 1
MARTIN PLACE ADDITION
VOLUME 902, PAGE 307, P.R.T.C.T.
AND 0.2949 ACRE PORTION OF WEST SEMINARY DRIVE
JOHN THORNHILL SURVEY, A-1519
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
MARCH 3, 2010

DOCUMENT NO. D210004980, Date: 4/23/10

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, HEMPHILL JOINT VENTURE, does hereby adopt the herein described property as Lot 4A, Block 1, MARTIN PLACE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and does dedicate to the public's use forever the rights-of-way and easements shown hereon.

By: *[Signature]* 4/20/10
Authorized Agent Date
[Signature] Partner
Print Title

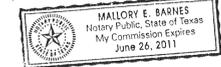
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Luis Pina, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 20th day of April, 2010.

[Signature]
Notary Public, Tarrant County, Texas

My Commission Expires: June 26, 2011



SURVEYOR'S CERTIFICATE

That I, LAWRENCE A. CATES, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat from an actual survey of land, and that all the corner monuments shown hereon shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision and is in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

Signed This 9th Day Of April, 2010.

[Signature]
LAWRENCE A. CATES, P.E., R.P.L.S.
Registered Professional Land Surveyor No. 3717



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Luis Pina, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 9th day of April, 2010.

[Signature]
Notary Public, Tarrant County, Texas

My Commission Expires: June 26, 2011

