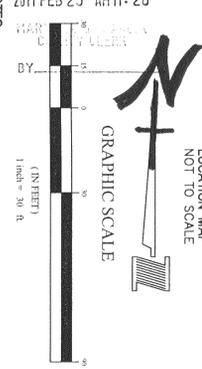
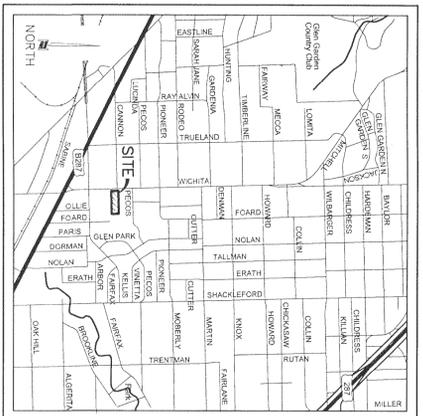


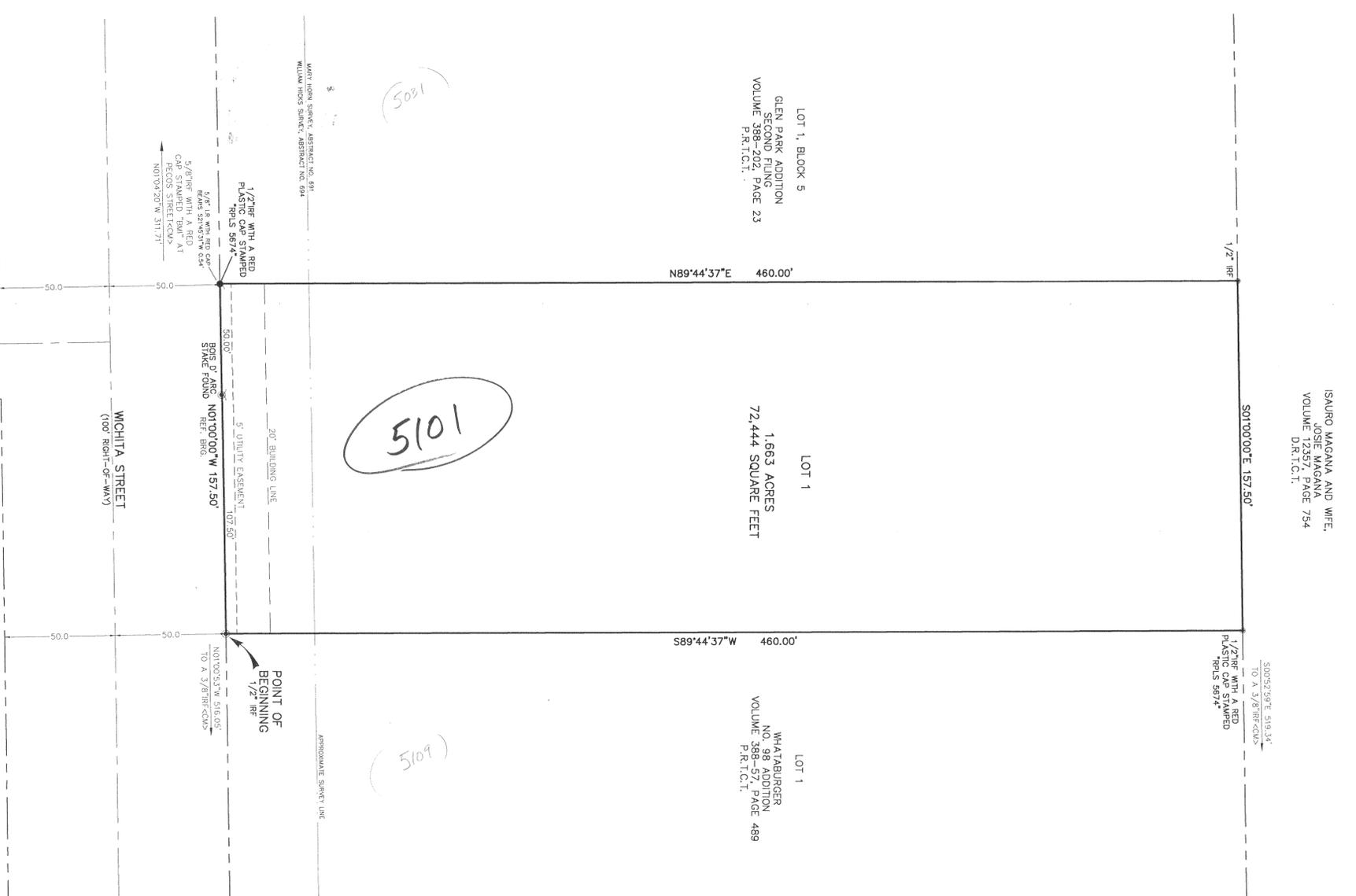
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NOTES:
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2. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100' BUFFER ZONE OF ANY PUBLIC UTILITY AS SHOWN ON THE DEED RECORDED IN VOLUME 6294, PAGE 743, D.R.T.C.T. ON THE DATE OF SEPTEMBER 25, 2009. THE PROPERTY IS LOCATED IN ZONE 'XX'.
3. THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE 'IMPACT FEE' ASSESSMENT. THE AMOUNT OF THE IMPACT FEE FOR THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THIS PLAT, THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND IS \$100.00 PER SQUARE FOOT OF THE TOTAL AREA OF THE PLAT. THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
4. THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE 'ASSESSMENT AND COLLECTION OF IMPROVEMENTS' AS SHOWN ON 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 THIS PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
5. A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED. THE STUDY SHOULD BE CONDUCTED BY A LICENSED ENGINEER (AS APPLICABLE) IF THE SITE DOES NOT CONFORM. THE 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 UTILITIES, 500 W. WORTH STREET, FORT WORTH, TEXAS 76102, AND BE REQUIRED BEFORE ANY PERMITS ARE ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
6. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SURVEY UNLESS ALL APPLICABLE PROVISIONS OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
7. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRICAL, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
8. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
9. COMPLIANCE WITH THE CITY OF FORT WORTH ORDINANCE #18615-05-2009 IS REQUIRED REGARDING URBAN FORESTRY.
10. 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 OPERATION OF ITS RESPECTIVE SYSTEMS OR EQUIPMENT. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR 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 PROTECTING THE REMISSION OF ANYONE.
11. PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT-TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS SHALL BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE, VIA A PARKWAY PERMIT.
12. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS DRIVES, EMERGENCY ACCESS DRIVEWAYS, SIDEWALKS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, 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.

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MONUMENT FOUND AS NOTED
1/2" IRON ROD SET WITH RED PLASTIC CAP STAMPED "PLS 5674"
(UNLESS OTHERWISE NOTED)
CONTROL MONUMENT
DEED RECORDS, TARRANT COUNTY, TEXAS
PLAT RECORDS, TARRANT COUNTY, TEXAS
REVERSED: JULY 12, 2010



OWNER'S CERTIFICATE & DEDICATION
STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS, Johnson-McCowan Mansion, L.L.C., a Texas Limited Liability Company, is the owner of a tract of land located in the MARY HORN SURVEY, ABSTRACT NO. 691 and the WILLIAM HICKS SURVEY, ABSTRACT NO. 694, in the City of Fort Worth, Tarrant County, Texas and being all of a tract of land described in Deed to Johnson-McCowan Mansion, L.L.C., recorded in Document No. D210073350, Deed Records, Tarrant County, Texas and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found in the East line of Wichita Street, a 100' public right-of-way, at the Southwest corner of said Branch tract and the Northwest corner of Lot 1, Block 5, Glen Park Addition, according to the Plat thereof recorded in Volume 388-57, Page 489, Plat Records, Tarrant County, Texas;
THENCE North 01 degrees 00 minutes 00 seconds West, along said East right-of-way line, passing a hole of one state found at a distance of 107.50 feet and continuing for a total distance of 157.50 feet to a 1/2 inch iron rod with a red plastic cap stamped "PLS 5674" set at the Northwest corner of said Branch tract and the Southwest corner of Lot 1, Block 5, Glen Park Addition, according to the Plat thereof recorded in Volume 388-57, Page 23, Plat Records, Tarrant County, Texas, from which a 5/8 inch iron rod with a red plastic cap bears South 21 degrees 45 minutes 31 seconds West, a distance of 0.54 feet;
THENCE North 89 degrees 44 minutes 37 seconds East, a distance of 460.00 feet to a 1/2 inch iron rod found in the West line of a tract of land described in Deed to Isaura Magana and wife, Jose Magana, recorded in Volume 12357, Page 754, Deed Records, Tarrant County, Texas at the Northeast corner of said Branch tract and the Southeast corner of said Glen Park Addition;
THENCE South 01 degrees 00 minutes 00 seconds East, along the common line of said Branch tract and said Magana tract, a distance of 157.50 feet to a 1/2 inch iron rod with a red plastic cap stamped "PLS 5674" set at the Southwest corner of said Branch tract and the Northeast corner of said Whotduburger Addition;
THENCE South 89 degrees 44 minutes 37 seconds West, a distance of 460.00 feet to the POINT OF BEGINNING and containing 72,444 square feet or 1.663 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Johnson-McCowan Mansion, a Texas Limited Liability Company, does hereby accept this plat designating the herein described property as Lot 1, Johnson-McCowan Mansion Funeral Home Addition, on addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements shown hereon.
This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas.
WITNESS MY HAND at Fort Worth, Texas this 18th day of Feb A.D. 2011.
Johnson-McCowan Mansion, A Texas Limited Liability Company
By: Michelle Johnson
CEO/President
Name: Michelle Johnson
Title: CEO/President
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 Michelle Johnson, known to me to be the person whose name appears on the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.
WITNESS MY HAND AND SEAL OF OFFICE this 18 day of Feb, 2011.
Notary Public in and for the State of Texas
SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
That I, SEAN SHROPSHIRE, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual and accurate survey of the land; and that the monuments shown hereon were found and/or placed under my personal supervision in accordance with the plating rules and regulations of the City Plan Commission of the City of Fort Worth, Texas.
Sean Shropshire
Registered Professional Land Surveyor
No. 5574
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 Sean Shropshire, known to me to be the person whose name is subscribed to the foregoing instrument, and that he executed the same for the purpose and consideration therein expressed.
WITNESS MY HAND AND SEAL OF OFFICE this 17 day of February, 2011.
Notary Public in and for the State of Texas
OWNER
JOHNSON-McCOWAN MANSION, LLC
5101 WICHITA STREET
FORT WORTH, TEXAS 76119
SURVEYOR
SHROPSHIRE LAND SURVEYING
1014 Woodridge Road, Waxahatchie, TX 75165
TEL: 214-988-3888
VOLUME D21184-5501 PAGE 2/25/2011 CASE NO. FS-0104089 PAGE 1 OF 1