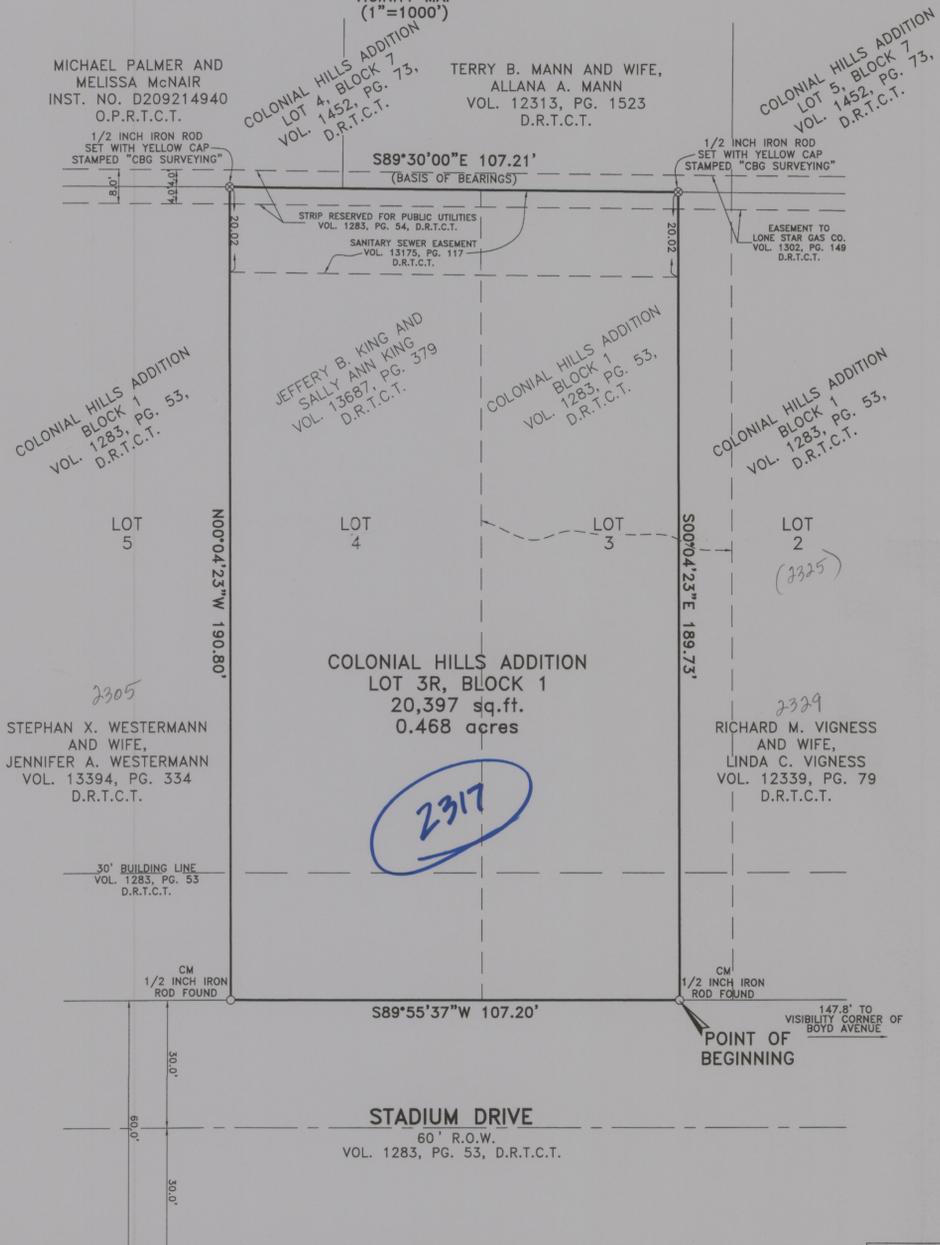


VICINITY MAP
(1"=1000')



GENERAL NOTES
 1) BEARINGS ARE BASED ON THE NORTH LINE OF COLONIAL HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1283, PAGE 53, DEED RECORDS, TARRANT COUNTY, TEXAS. (S89°30'00"E)
 2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
 3) NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.
 4) 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.
 5) D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. = PLAY RECORDS, TARRANT COUNTY, TEXAS
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 5/8 IRF = 5/8 INCH IRON ROD FOUND
 1/2 IRF = 1/2 INCH IRON ROD FOUND
 CM = CONTROLLING MONUMENT
 VOL. = VOLUME
 PG. = PAGE
 INST. NO. = INSTRUMENT NUMBER

**CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION**

Note: This plat is valid only if recorded within ninety (90) days after date of approval.

Plat approval date: 7/31/2014
 By: [Signature]
 Chairman
 By: [Signature]
 Secretary



OWNER: JEFFERY B. KING AND SALLY ANN KING
 2317 STADIUM DRIVE
 FORT WORTH, TX 76109
 P. 817.247.2148

CBG Surveying, Inc.
 PLANNING • SURVEYING
 12025 Shiloh Road • Suite 230 • Dallas, Texas 75228
 P. 214.349.9485 • F. 214.349.2216
 Firm No. 10168800
 www.cbgdw.com

**FINAL PLAT
COLONIAL HILLS ADDITION**
 LOT 3R, BLOCK 1

BEING A REPLAT OF LOT 4 AND THE WEST 47 1/2 FEET OF LOT 3, BLOCK 1, OF COLONIAL HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1283, PAGE 53, DEED RECORDS, TARRANT COUNTY, TEXAS

CITY CASE NO. FS-14-094

A.B. CONNER SURVEY, ABSTRACT NO. 305
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Document No. D214105373, Date 8/11/14

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, Jeffery B. King and Sally Ann King are the owners of a tract of land situated in the A.B. Conner Survey, Abstract No. 305, City of Fort Worth, Tarrant County, Texas, and being all of Lot 4, and the West 47 1/2 feet of Lot 3, Block 1, Colonial Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map thereof recorded in Volume 1283, Page 53, Deed Records, Tarrant County, Texas, same being conveyed to Jeffery B. King and Sally Ann King by deed recorded in Volume 13687, Page 379, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a 1/2 inch iron rod found for corner, and being the Southwest corner of a tract of land conveyed to Richard M. Vigness and wife, Linda C. Vigness by deed recorded in Volume 12339, Page 79, Deed Records, Tarrant County, Texas, and being in the North line of Stadium Drive (a 60 foot right-of-way);

Thence South 89 Degrees 55 Minutes 37 Seconds West, along the North line of said Stadium Drive, a distance of 107.20 feet to a 1/2 inch iron rod found for corner, and being the Southeast corner of Lot 5, Block 1, of said Colonial Hills Addition;

Thence North 00 Degrees 04 Minutes 23 Seconds West, along the East line of said Lot 5, Block 1, a distance of 190.80 feet to a 1/2 inch iron rod set with yellow cap stamped (CBG SURVEYING), and being the Northeast corner of said Lot 5, Block 1, and being in the South line of Lot 4, Block 7, Colonial Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map thereof recorded in Volume 1452, Page 73, Deed Records, Tarrant County, Texas;

Thence South 89 Degrees 30 Minutes 00 Seconds East, along the South line of said Lot 4, Block 7, a distance of 107.21 feet to a 1/2 inch iron rod set with yellow cap stamped (CBG SURVEYING), and being the Northwest corner of said Vigness tract;

Thence South 00 Degrees 04 Minutes 23 Seconds East, along the West line of said Vigness tract, a distance of 189.73 feet to the Point of Beginning and containing 20,397 square feet or 0.468 acres of land.

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 current impact fee ordinance. 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 the connection date to the municipal water and/or wastewater system.

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.

Utility Easements:

Any public franchised 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 is 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 necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director 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.

Flood-Plain Restrictions:

No construction shall be allowed within the flood-plain easement without the written approval of the Director of Transportation and Public Works. In order to secure approval, satisfactory engineering studies and/or detailed engineering improvement plans, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, assuming ultimate development conditions, all finished floor elevations shall be a minimum of 2 ft. (two feet) above the 100-year flood plain water elevation, or 1 ft. (one foot) above the 100-year flood-way water surface elevation.

Flood Plain Note:

According to the F.I.R.M. No. 48439C0305K in Community Panel 480596, dated September 25, 2009, this property does lie in Zone X, and does not lie within the 100 year flood zone.

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 the parkway permit.

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 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 of facilities identified as such on the plat. Said lots and facilities shall include, but are not limited to: private streets, emergency access easements, and gated private entrances; recreation, landscape, and open space areas, water and wastewater distribution, collection, and treatment facilities; and clubhouse, recreation buildings and outdoor 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 associations, as set forth herein.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jeffery B. King and Sally Ann King do hereby adopt this plat as Lot 3R, Block 1, Colonial Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 16th day of July, 2014.

BY: [Signature]
 Jeffery B. King

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jeffery B. King, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of July, 2014.

Notary Public in and for the State of Texas



WITNESS, my hand this the 16th day of July

BY: [Signature]
 Sally Ann King

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Sally Ann King, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of July, 2014.

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I Bryan Connolly a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

[Signature]
 Bryan Connolly Registered Professional Land Surveyor No. 5513

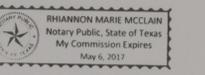


STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly known to me 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of July, 2014.

[Signature]
 Notary Public in and for the State of Texas



P.R.V. required

P.R.V.'s will be required if water pressure exceeds 80 P.S.I. Transportation Impact Fees

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.

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.

Maintenance: Flood-Plain/Drainageway:

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainageways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainageways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainageways. The drainageway crossing each lot is contained within the flood-plain easement line as shown of the plat.

FS14-094