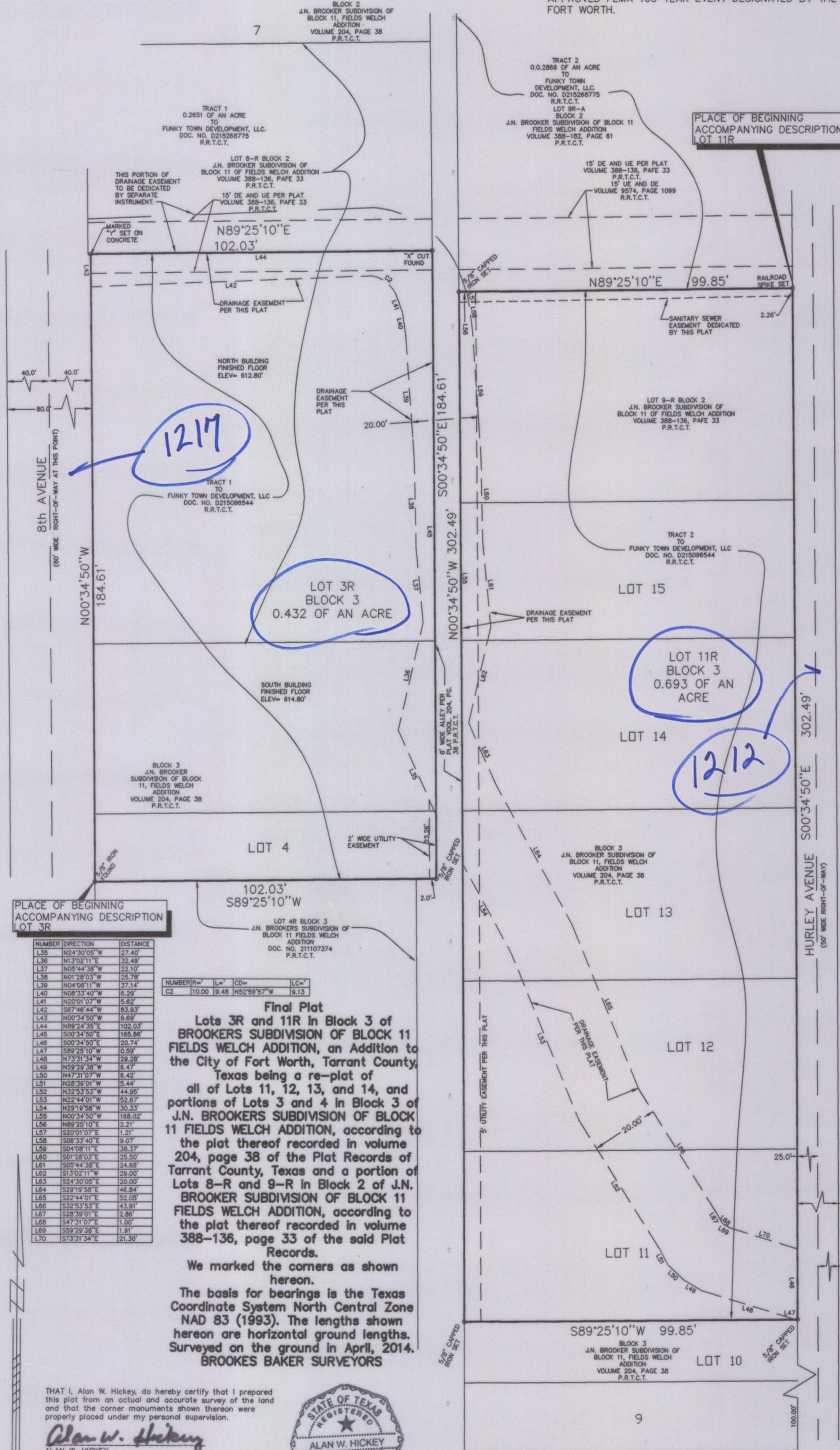
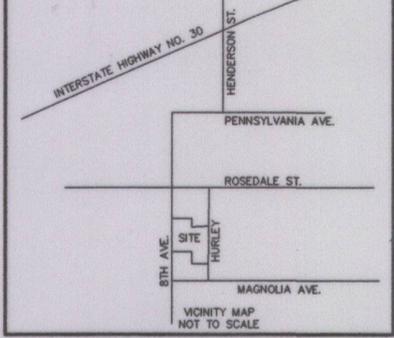


NOTE: FINISHED FLOOR ELEVATIONS ARE SET ABOVE THE APPROVED FEMA 100 YEAR EVENT. THE AMOUNT ABOVE THE APPROVED FEMA 100 YEAR EVENT DESIGNATED BY THE CITY OF FORT WORTH.

LOCATION MAP NOT TO SCALE



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, 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 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.

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 IN 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 LANDSCAPES 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 IN THIS SUBDIVISION 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 THE SUBDIVISION UNTIL APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY ACCEPTABLE 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, 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".

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

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.

PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY AND INCORPORATED AREAS COMMUNITY PANEL NO. 48-030000K, EFFECTIVE DATE SEPTEMBER 25, 2009, IT APPEARS THAT NO PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE, THE 100 YEAR FLOOD PLAIN.

STORM WATER MANAGEMENT
 A FINAL STORM WATER MANAGEMENT PLAN (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES.

STORMWATER RESTRICTION
 PORTIONS OF THE PLATTED BOUNDARY ARE WITHIN AN IDENTIFIED FLOOD RISK AREA. NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOOD RISK AREA WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, THE DETERMINATION OF THE BASE FLOOD ELEVATION AND THE IMPACTS ASSOCIATED WITH THE IMPROVEMENTS SHALL BE BASED ON AN ACCEPTABLE ENGINEERING EVALUATION. UNLESS A VARIANCE TO THE CITY DRAINAGE STANDARDS CAN BE JUSTIFIED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100 YEAR BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

PLACE OF BEGINNING ACCOMPANYING DESCRIPTION LOT 3R

NUMBER	DIRECTION	DISTANCE
L35	N24°30'05"W	27.40'
L36	N13°02'11"E	32.49'
L37	N05°44'38"W	22.10'
L38	N01°28'03"W	25.78'
L39	N04°08'11"W	37.14'
L40	N08°33'40"W	6.29'
L41	N20°01'07"W	5.62'
L42	S87°46'44"W	83.93'
L43	N00°34'50"W	9.69'
L44	N89°24'35"E	102.03'
L45	S00°34'50"E	165.86'
L46	S00°34'50"E	20.74'
L47	S89°25'10"W	0.59'
L48	N73°31'34"W	29.28'
L49	N59°29'38"W	6.47'
L50	N47°31'07"W	6.42'
L51	N28°39'01"W	5.44'
L52	N32°53'53"W	44.95'
L53	N22°44'01"W	52.67'
L54	N29°19'58"W	30.33'
L55	N00°34'50"W	168.02'
L56	N89°25'10"E	2.21'
L57	S20°01'07"E	1.21'
L58	S08°33'40"E	9.07'
L59	S04°08'11"E	38.57'
L60	S01°28'03"E	25.50'
L61	S05°44'38"E	24.68'
L62	S13°02'11"E	29.00'
L63	S24°30'05"E	20.00'
L64	S29°19'58"E	46.84'
L65	S22°44'01"E	52.05'
L66	S32°53'53"E	43.91'
L67	S28°39'01"E	2.88'
L68	S47°31'07"E	1.00'
L69	S59°29'38"E	1.91'
L70	S73°31'34"E	21.30'

Final Plat
 Lots 3R and 11R in Block 3 of BROOKERS SUBDIVISION OF BLOCK 11 FIELDS WELCH ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas being a re-plat of all of Lots 11, 12, 13, and 14, and portions of Lots 3 and 4 in Block 3 of J.N. BROOKERS SUBDIVISION OF BLOCK 11 FIELDS WELCH ADDITION, according to the plat thereof recorded in volume 204, page 38 of the Plat Records of Tarrant County, Texas and a portion of Lots 8-R and 9-R in Block 2 of J.N. BROOKER SUBDIVISION OF BLOCK 11 FIELDS WELCH ADDITION, according to the plat thereof recorded in volume 388-136, page 33 of the said Plat Records.

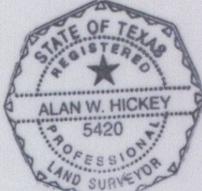
We marked the corners as shown hereon.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths. Surveyed on the ground in April, 2014.

BROOKES BAKER SURVEYORS

THAT I, Alan W. Hickey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Alan W. Hickey
 ALAN W. HICKEY
 R.P.L.S. NO. 5420
 September 28, 2016



FS14-105

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: 10/7/2016

BY: *Donald R. Boren*
 CHAIRMAN

BY: *Dana Buehler*
 SECRETARY



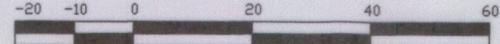
OWNER LOTS 3R AND 11R
 FUNKY TOWN DEVELOPMENT, LLC
 2617 MOCKINGBIRD CT.
 FORT WORTH, TX.
 76109
 CONTACT: TREY NEVILLE
 (817) 966-1513

The information reflected by this survey should not be considered valid unless this print of said survey bears an original signature and seal of Registered Professional Land Surveyor.

BROOKES BAKER SURVEYORS, P.C.

BROOKERS SUBDIVISION OF BLOCK 11 FIELDS WELCH ADDITION LOT 3R AND LOT 11R BLOCK 3
 FS-14-105
 PREPARED: May 21, 2014
 LAST REVISED SEPTEMBER 20, 2016

BROOKES BAKER SURVEYORS
 930 HICKEY COURT
 GRANBURY, TEXAS 76049
 (817) 279-0232
 (817) 279-9694 FAX
 alan@brookesbakersurveyors.com



FILE NAME: DDN14\BROOKERS.DWG DRAWN BY: DBC

THIS PLAT FILED IN DOCUMENT NO. D2.16236838 DATE 10/07/2016.

OWNERS ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

Know all men by these presents that We, Funky Town Development, LLC. , are the undersigned owner of the property described by metes and bounds as follows:

-102-3
A portion of Lot 8-R in Block 2 of J.N. BROOKER SUBDIVISION OF BLOCK 11 FIELDS WELCH ADDITION, a subdivision in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in volume 388-136, page 33 of the Plat Records of Tarrant County, Texas, and a portion of Lots 3 and 4 in Block 3 of J.N. BROOKER SUBDIVISION OF BLOCK 11 FIELDS WELCH ADDITION, a subdivision in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in volume 204, page 38 of the said Plat Records; embracing all of Tract I described in the deed to Funky Town Development, LLC. recorded in Document No. D215096544 of the Real Records of Tarrant County, Texas and described by metes and bounds as follows:

Beginning at a 5/8" iron found for the southwest corner of said Tract I, and for the northwest corner of Lot 4R in Block 3 of J.N. BROOKER SUBDIVISION OF BLOCK 11 FIELDS WELCH ADDITION, a subdivision in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Document No. D21107374 of the said Plat Records, and in the east right-of-way of Eighth Avenue.

Thence north 00 degrees-34 minutes-50 seconds west, along the west line of Tract I and the east right-of-way of said Eighth Avenue, 184-61 /100 feet to a marked "Y" set on concrete for the northwest corner of said Tract I, in the south line of Tract I, the 0-2651/10000 of an acre tract described in the deed to Funky Town Development, LLC. recorded in Document No. D215268775 of the said Real Records.

Thence north 89 degrees-25 minutes-10 seconds east, along the south line of said 0-2651/10000 of an acre tract, and the north line of said Tract I, 102-03 /100 feet to an "X" cut found for the southeast corner of said 0-22651/10000 of an acre tract, and for the northeast corner of said Tract I, in the west line of an 8 feet wide alley.

Thence south 00 degrees-34 minutes-50 seconds east, along the east line of said Lot 8-R, and the west line of said 8 feet wide alley, to and along the east line of said Lots 3 and 4, a distance of 184-61 /100 feet to a 5/8" capped iron set for the southeast corner of said Tract I.

Thence south 89 degrees-25 minutes-10 seconds west, along the south line of said Tract I, to and along the north line of said Lot 4-R, 102-03 /100 feet to the place of beginning and containing 18,835 square feet or 0-432/1000 of an acre.

And

A portion of Lot 9-R in Block 2 of J.N. BROOKER SUBDIVISION OF BLOCK 11 FIELDS WELCH ADDITION, a subdivision in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in volume 388-136, page 33 of the Plat Records of Tarrant County, Texas, and all of Lots 11, 12, 13 and 14 in Block 3 of J.N. BROOKER SUBDIVISION OF BLOCK 11 FIELDS WELCH ADDITION, a subdivision in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in volume 204, page 38 of the said Plat Records; embracing all of Tract 2 described in the deed to Funky Town Development, LLC. recorded in Document No. D215096544 of the Real Records of Tarrant County, Texas, and described by metes and bounds as follows:

Beginning at a railroad spike set for the northeast corner of said Tract 2, in the east line of said Lot 9-R, and for the southeast corner of Lot 9R-A in Block 2 of J.N. BROOKER SUBDIVISION OF BLOCK 11 FIELDS WELCH ADDITION, a subdivision in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in volume 388-182, page 61 of the said Plat Records, and in the west line of Hurley Avenue.

Thence south 00 degrees-34 minutes-50 seconds east, along the east line of said Lot 9-R, and the west line of said Hurley Avenue, to and along the east line of said Lots 14, 13, 12 and 11, a distance of 302-49 /100 feet to a 5/8" capped iron set for the southeast corner of said Lot 11 and for the northeast corner of Lot 10 in said Block 3, and the southeast corner of said Tract 2.

Thence south 89 degrees-25 minutes-10 seconds west, along the common line of said Lots 10 and 11, a distance of 99-85 /100 feet to a 5/8" capped iron set for the common west corner of said Lot 10 and 11, in the east line of an 8 feet wide alley, for the southwest corner of said Tract 2.

Thence north 00 degrees-34 minutes-50 seconds west, along the west line of said 11, and the east line of said 8 feet wide alley, to and along the west line of said Lots 12, 13, 14 and 9-R, 302-49 /100 feet to a 5/8" capped iron set for the northwest corner of said Tract 2, and for the southwest corner of said Lot 9R-A.

Thence north 89 degrees-25 minutes-10 seconds east, along the north line of said Tract 2, and the south line of said Lot 9R-A, 99-85 /100 feet to the place of beginning and containing 30,203 square feet or 0-693/1000 of an acre.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths.

DO HEREBY adopt this attached plat representing our plan of subdivision to be known as LOTS 3R and 11R , BLOCK 3 of BROOKERS SUBDIVISION OF BLOCK 11 FIELDS WELCH ADDITION, an addition to the City of Fort Worth in Tarrant County, Texas and do hereby dedicate to the public's use the easements and right-of-ways as shown hereon.

Witness my hand this the 28th day of September, A.D., 2016.

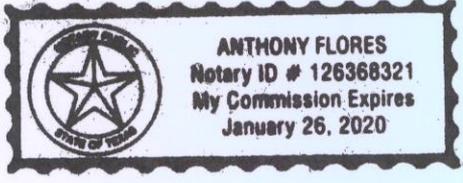
BY: *David Draper*
David Draper

(Managing Member Funky Town
Development, LLC.)

BEFORE ME, the undersigned authority, on this day personally appeared David Draper 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 consideration and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of September, A.D., 2016.

Albas
Notary Public, State of Texas



BY: Anthony Flores

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