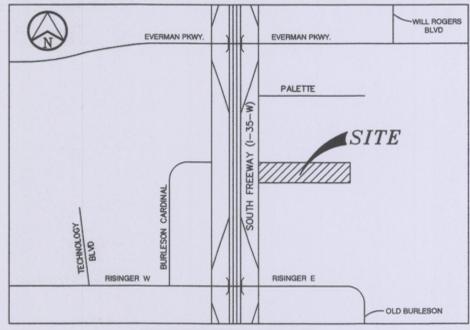


8945
HOWELL INSTRUMENTS

77
Common Property
address in TAD !!



OWNER'S ACKNOWLEDGMENT & DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

TR. 1B

BEING 4.9753 ACRE TRACT OF LAND, SITUATED IN THE J. RENFRO SURVEY, ABSTRACT NO. 1273, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ALSO BEING THAT SAME TRACT CONVEYED TO JAKPENN CORP. AS RECORDED IN VOLUME 12584, PAGE 128, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SOLITAIRE ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 730, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 03° DEGREES 38' MINUTES 00" SECONDS EAST ALONG THE EAST R.O.W. LINE OF SOUTH FREEWAY (I-35-W) AND THE WEST PROPERTY OF SAID TRACT A DISTANCE OF 229.80 FEET TO A 1/2" IRON PIN SET FOR CORNER;

THENCE SOUTH 89° DEGREES 54' MINUTES 00" SECONDS EAST, ALONG THE SAID NORTH LINE FOR A DISTANCE OF 890.70 FEET TO A 1" IRON PIN, IN ALL 940.60 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00° DEGREES 02' MINUTES 00" SECONDS EAST, ALONG THE SAID EAST LINE FOR A DISTANCE OF 49.90 FEET TO A 1" IRON PIN, IN ALL 227.90 FEET TO A 1" IRON PIN FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89° DEGREES 59' MINUTES 00" SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT AND THE NORTH LINE OF SOLITAIRE ADDITION A DISTANCE OF 955.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.975 ACRES OF LAND MORE OR LESS.

"THAT JAKPENN CORP. DOES HEREBY ADOPT THIS PLAT AS LOT 1, BLOCK 1, JAKPENN ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AS SHOWN HEREON".

BY: BRYAN J. PENNBAKER *Bryan J. Pennbaker*
JAKPENN CORPORATION, OWNER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRYAN J. PENNBAKER 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF December, 2014.

Ernest Hedgcoth
NOTARY PUBLIC, STATE OF TEXAS

8/29/17
COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

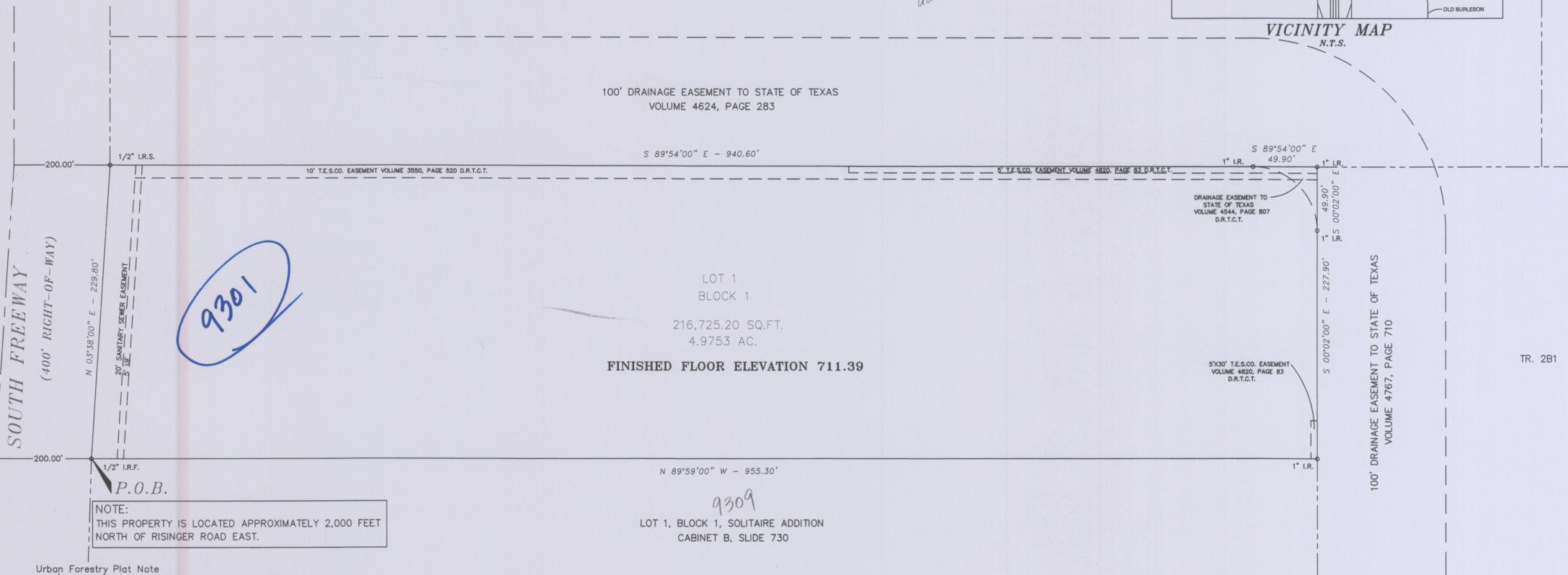
STATE OF TEXAS
COUNTY OF TARRANT

I ERNEST HEDGCOTH, 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.

Ernest Hedgcoth
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2804



The seal appearing in this document was authorized by ERNEST HEDGCOTH, R.L.P.S. #2804 DATE 08/11/2014



Urban Forestry Plat Note
Compliance with Tree Ordinance # 17228-10-2006 will be required.

Construction Prohibited Over Easements
No new 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.

Utility Easements
Any public utility, including the City of Fort Worth, shall have the right to remove 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 easement 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.

Building Permit
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.

Water/ Wastewater Impact Fee
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 the 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.

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.

Sidewalk Note
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 Maintenance Note
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.

Parkway Permit
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks, & drainage inlets may be required at time of building permit issuance via a parkway permit.

Transportation Impact Fee
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 the Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Flood plain Restriction
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, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

Flood Plain/ Drainage-Way: Maintenance
The exiting 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 drainage-way. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clear 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 drainage-ways 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 damage resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the flood plain easement line as shown on the plat.

FEMA Flood Note
This property does not appear to be located in a federally designated special flood hazard area according to FEMA Community Panel No. 48439C0315 K, Dated Sept. 25, 2009. This property is shown as being located in Zone "X".

FINISHED FLOOR ELEVATION 711.39

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 APPROVED DATE: 1/9/2015

BY: *Stephen R. Roof* CHAIRMAN

BY: *John Howard* SECRETARY



FINAL PLAT
LOT 1, BLOCK 1,
JAKPENN ADDITION
FORT WORTH, TARRANT COUNTY, TEXAS

BEING 4.9753 ACRES TRACT OF LAND SITUATED IN THE J. RENFRO SURVEY, ABSTRACT NO. 1273, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 12584, PAGE 128, DEED RECORDS, TARRANT COUNTY, TEXAS.

THIS PLAT FILED BY DOCUMENT NO. D215005390 DATE 1/9/2015 2014.

OWNER:
JAKPENN CORPORATION
2400 ELLIS AVENUE
FORT WORTH, TEXAS 76164
(817) 657-5467

PROJECT NUMBER 2014-089
ERNEST HEDGCOTH SURVEYOR
Registered Professional Land Surveyor
5701-C MIDWAY ROAD
HALTOM CITY, TEXAS 76117
817-831-7711
Fax. 817-831-6368 Date: 08-11-2014

DATE PREPARED: 12/19/14

FINAL PLAT CASE NO. FS-14-160