

FORT WORTH



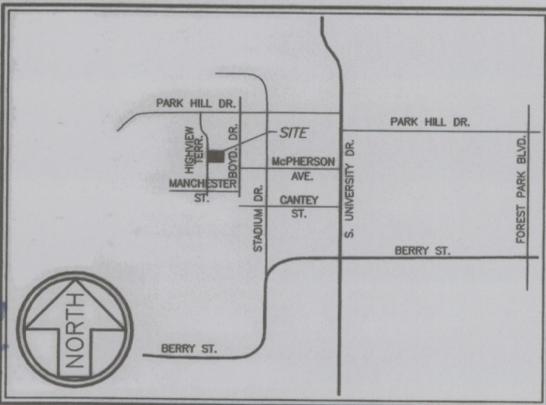
CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 10/24/2014

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

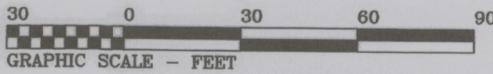
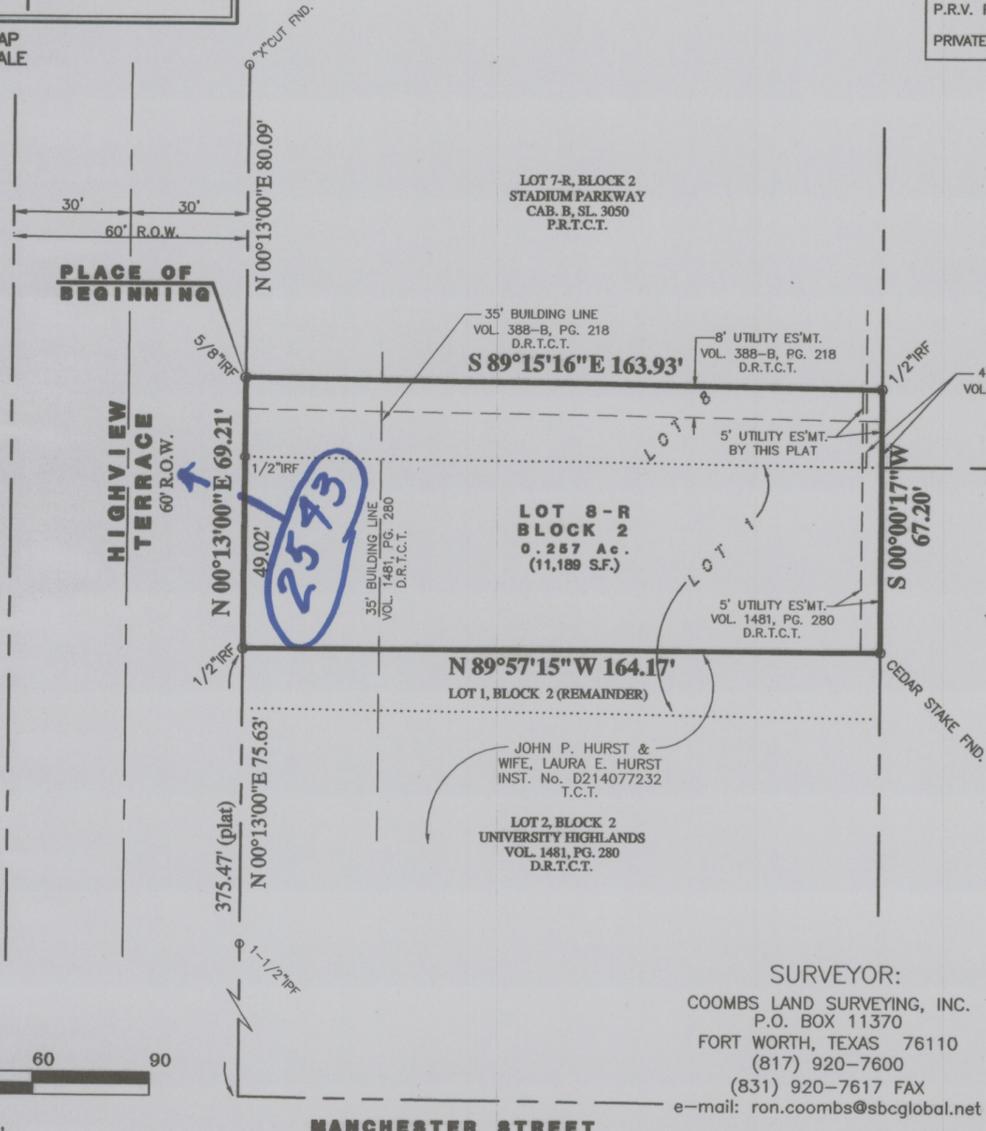


VICINITY MAP NOT TO SCALE

CONSTRUCTION PROHIBITED OVER EASEMENTS
COVENANTS OR RESTRICTIONS ARE UN-ALTERED
TRANSPORTATION IMPACT FEES
PARKWAY PERMIT
PRIVATE MAINTENANCE
FLOOD PLAIN

BUILDING PERMITS
WATER/WASTEWATER IMPACT FEES
UTILITY EASEMENTS
SITE DRAINAGE STUDY
SIDEWALKS
P.R.V. REQUIRED

Coombs Land Surveying, Inc.
P. O. Box 11370 Fort Worth, Texas 76110
(817) 920-7600 (817) 920-7617 FAX
NOTE: ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

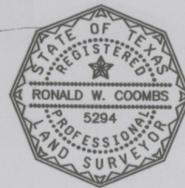


SCALE: 1" = 30'

SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



Capt. WES
10-23-2014

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, PAUL R. PENNY, III and GLORIA LINDSEY PENNY are the sole owners of the following described property according to the deed recorded in Instrument No. D214135333, Tarrant County, Texas to-wit:
BEING all of Lot 8, Block 2, Stadium Parkway, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 388-B, Page 218 of the Plat Records of Tarrant County, Texas and a portion of Lot 1, Block 2, University Highlands, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 1481, page 280 of the Deed Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:
BEGINNING at a 5/8-inch iron rod found at the Northwest corner of said Penny Tract and said Lot 8 being the Southwest corner of Lot 7-R, Block 2, Stadium Parkway, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 388-B, Page 218 of the Plat Records of Tarrant County, Texas and lying in the East right-of-way line of Highview Terrace (a 60-foot wide right-of-way);
THENCE S 89° 15' 16" E, 163.93 feet along the common boundary line between said Lot 7-R and said Lot 8 to a 1/2-inch iron rod found at the Northeast corner of said Penny Tract and said Lot 8 lying in the West boundary line of Lot 9, said Block 2, Stadium Parkway;
THENCE S 00° 00' 17" W, 67.20 feet along the East boundary line of said Penny Tract to a cedar stake found at the Southeast corner thereof being the Northeast corner of that certain tract of land described in deed to John P. Hurst and wife, Laura E. Hurst recorded in Instrument No. D214077232, Tarrant County, Texas;
THENCE N 89° 57' 15" W, 164.17 feet along the common boundary line between said Penny Tract and said Hurst Tract to a 1/2-inch iron rod found at the Southwest corner of said Penny Tract lying in the West boundary line of aforesaid Lot 1, Block 2, University Highlands being the aforesaid East right-of-way line of Highview Terrace;
THENCE N 00° 13' 00" E, at 49.02 feet passing a 1/2-inch iron rod found at the Northwest corner of said Lot 1 being the Southwest corner of aforesaid Lot 8, Block 2, Stadium Parkway and continuing in all a total distance of 69.21 feet along the said East right-of-way line of Highview Terrace to the PLACE OF BEGINNING, containing 0.257 acre (11,189 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT PAUL R. PENNY, III and GLORIA LINDSEY PENNY, do hereby adopt this plat designating the hereinabove described real property as LOT 8-R, BLOCK 2, STADIUM PARKWAY, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.
WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the 17th day of October, 2014.
PAUL R. PENNY, III
GLORIA LINDSEY PENNY

FS14-168

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, on this day personally appeared PAUL R. PENNY, III and GLORIA LINDSEY PENNY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of October, 2014.
TAMARA RODGERS
NOTARY PUBLIC
STATE OF TEXAS
TAMARA RODGERS
My Commission Expires
November 22, 2014

FINAL PLAT
LOT 8-R, BLOCK 2
STADIUM PARKWAY
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING A REVISION OF LOT 8, BLOCK 2, STADIUM PARKWAY, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-B, PG. 218 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND A PORTION OF LOT 1, BLOCK 2, UNIVERSITY HIGHLANDS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOL. 1481, PG. 280 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS

SURVEYOR: COOMBS LAND SURVEYING, INC.
OWNER: PAUL & GLORIA PENNY

THIS PLAT RECORDED IN INSTRUMENT # D214233663 DATE 10/24/2014 1 LOT 0.257 ACRE FS-14-168 OCTOBER 17, 2014