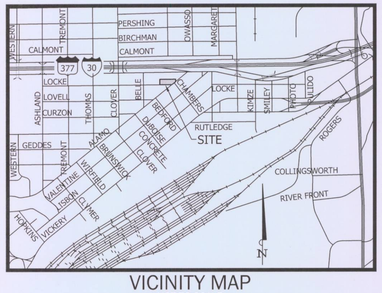


VICINITY MAP
NOT TO SCALE
FORT WORTH, TEXAS

6. FLOOD PLAIN / DRAINAGE-WAY: MAINTENANCE

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 DRAINAGE-WAYS. 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 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 INSPECTION 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 DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINGE-WAYS. THE DRAINGAE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

7. 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".

8. CONSTRUCTION PROHIBITED OVER EASEMENTS

NO 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.

9. 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.

10. 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 PARKWAY PERMIT.

11. 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.

12. URBAN FORESTRY

COMPLIANCE WITH TREE ORDINANCE #18615-05-2009 WILL BE REQUIRED.

13. P.R.V REQUIRED

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

14. 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.

1. 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 1 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.

2. 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.

3. UTILITY EASEMENTS

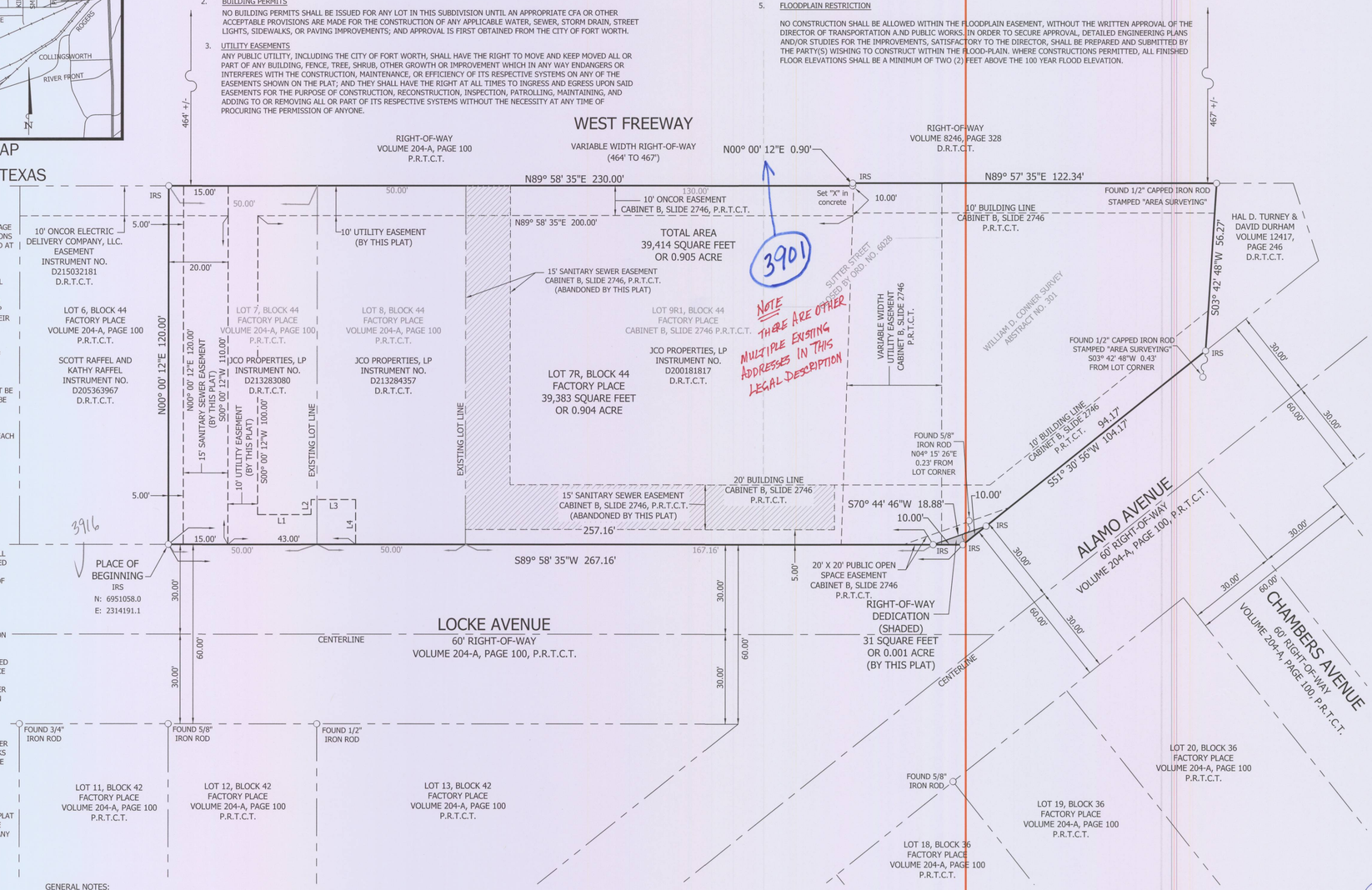
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF 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.

4. 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.

5. FLOODPLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION A.ND 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 CONSTRUCTIONS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION.



GENERAL NOTES:

A. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

B. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0305K and 48439C0285K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

C. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

SURVEYOR'S CERTIFICATE

THAT I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate on-the ground survey on December 20, 2013 of the land and that the corner monuments shown hereon shall be properly placed under my personal supervision.

For: Bannister Engineering LLC

10/16/15
Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838

STATE OF TEXAS
REGISTERED
MICHAEL DAN DAVIS
4838
PROFESSIONAL
LAND SURVEYOR

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES

D.R.T.C.T.
DEED RECORDS
TARRANT COUNTY, TEXAS

P.R.T.C.T.
PLAT RECORDS
TARRANT COUNTY, TEXAS

N
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: 12/11/2015

By: _____

By: _____

Line Table

Line #	Length	Direction
L1	18.00	S89° 58' 35"W
L2	5.00	S0° 01' 25"E
L3	15.00	S89° 58' 35"W
L4	15.00	S0° 01' 25"E

LAND USE TABLE

Total Gross Acreage	0.905 Acres
Right-of-way Dedication	0.001 Acres
Net Acreage	0.904 Acres
Number of Residential Lots	0
Number of Non-Residential Lots	1
Non-Residential Acreage	0.905 Acres
Private Park Acreage	0.000 Acres
Public Park Acreage	0.000 Acres

FORT WORTH FIRE DEPARTMENT
12-10-2015

THIS PLAT FILED IN DOCUMENT NUMBER D215277283, DATE 12/11/2015

OWNERS CERTIFICATE

State of Texas §
County of Tarrant §

WHEREAS, **JCO PROPERTIES, LP**, is the owner of that certain 0.905 acre (39,414 square feet) of land in the William D. Conner Survey, Abstract Number 301, City of Fort Worth, Tarrant County, Texas; said 0.905 acre (39,414 square feet) of land being all of that certain tract of land described as Lot 7 and Lot 8, Block 44, Factory Place (hereinafter referred to as Lot 7 and Lot 8), an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204-A, Page 100, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being all of that certain tract of land described as Lot 9R1, Block 44, Factory Place (hereinafter referred to as Lot 9R1), an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2746, P.R.T.C.T., said 0.905 acre (39,414 square feet) also being recorded in General Warranty Deed to JCO Properties, LP, as recorded in the following Instrument Numbers D213283080, D213284357 and D200181817, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said 0.905 acre (39,414 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of said Lot 7, same being the Southeast corner of that certain tract of land described as Lot 6, Block 44, Factory Place (hereinafter referred to as Lot 6), an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204-A, Page 100, P.R.T.C.T., same also being the existing North right-of-way Locke Avenue (60' right-of-way), as recorded in Volume 204-A, Page 100, P.R.T.C.T.;

THENCE North 00 degrees 00 minutes 12 seconds East with the common line between said Lot 7 and said Lot 6, a distance of 120.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwest corner of said Lot 7, same being the Northeast corner of said Lot 6, same also being the existing South right-of-way line of Interstate Highway No. 30 also known as West Freeway (variable width right-of-way), said right-of-way line being originally established as the South line of a sixteen foot public alley as recorded in Volume 204-A, Page 100, P.R.T.C.T.;

THENCE North 89 degrees 58 minutes 35 seconds East with the common line between said Lot 7, said Lot 8, said Lot 9R1 and the existing South right-of-way line of said Interstate Highway No. 30, at a distance of 200.00 feet, pass the Southeast corner of that certain tract of land described in a judgement to the State of Texas, as recorded in Volume 8246, Page 328, D.R.T.C.T, and continue with the existing South right-of-way line of said Interstate Highway No. 30, a total distance of 230.00 to an "X" cut in concrete set for an angle point in the North line of said Lot 9R1;

THENCE North 00 degrees 00 minutes 12 seconds East continue with the common line between said Lot 9R1 and the existing South right-of-way line of said Interstate Highway No. 30, a distance of 0.90 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for an angle point in the North line of said Lot 9R1;

THENCE North 89 degrees 57 minutes 35 seconds East continue with the common line between said Lot 9R1 and the existing South right-of-way line of said Interstate Highway No. 30, a distance of 122.34 feet to a one-half inch iron rod with plastic cap stamped "AREA SURVEYING" found for the Northeast corner of said Lot 9R1, same being the Northwest corner of that certain tract of land described in a deed to Hal D. Turney and David Durham (hereinafter referred to as Turney and Durham tract), as recorded in Volume 12417, Page 246, D.R.T.C.T.;

THENCE South 03 degrees 42 minutes 48 seconds West with the common line between said Lot 9R1 and said Turney and Durham tract, a distance of 56.27 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Easterly Southeast corner of said Lot 9R1, same being the South corner of said Turney and Durham tract, same also being the existing Northwesterly right-of-way line of Alamo Avenue (60' right-of-way), as recorded in Volume 204-A, Page 100, P.R.T.C.T.;

THENCE South 51 degrees 30 minutes 56 seconds West with the common line between said Lot 9R1 and the existing Northwesterly right-of-way line of said Alamo Avenue, a distance of 104.17 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southerly Southeast corner of said Lot 9R1, same being the intersection of the existing Northwesterly right-of-way line of said Alamo Avenue with the existing North right-of-way Locke Avenue;

THENCE South 89 degrees 58 minutes 35 seconds West with the common line between said Lot 9R1, said Lot 8, said Lot 7 and the existing Northwesterly right-of-way line of said Alamo Avenue, a distance of 267.16 feet to the **PLACE OF BEGINNING**, and containing 0.905 acre (39,414 square feet) of land.

State of Texas §
County of Tarrant §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JCO PROPERTIES, LP, does hereby adopt this plat to be known as:

FACTORY PLACE
LOT 7R, BLOCK 44

an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the easements and right-of-way shown hereon.

WITNESS UNDER MY HAND THIS THE 8th DAY OF December, 2015.

JCO PROPERTIES, LP
By:
Jerry Courter, Managing Partner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Jerry Courter, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF December 2015.

KRISTA LITTLE
Notary Public
STATE OF TEXAS
My Comm. Exp. 03/03/2019

NOTARY PUBLIC in and for the STATE OF TEXAS

FS14-171

FINAL PLAT
OF
FACTORY PLACE
LOT 7R, BLOCK 44

Being a Replat of Lot 7 and Lot 8, Block 44, Factory Place, an addition to the City of Fort Worth, according to the plat recorded in Volume 204-A, Page 100, Plat Records, Tarrant County, Texas and Lot 9R1, Block 44, Factory Place, an addition to the City of Fort Worth, according to the plat recorded in Cabinet B, Slide 2746, Plat Records, Tarrant County, Texas and Same being 0.905 acre of land in the William D. Conner Survey, Abstract Number 301, City of Fort Worth, Tarrant County, Texas.

SEPTEMBER 2014

CITY CASE NO. FS-14-171

OWNER/DEVELOPER
JCO PROPERTIES, LP
3901 WEST FREEWAY #101
FORT WORTH, TEXAS 76107
PHONE: 817-291-2704

PREPARED BY:
PROJECT NO. 999-13-42

BANNISTER ENGINEERING
240 N. Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823