



OWNER'S CERTIFICATION

COUNTY OF TARRANT §
STATE OF TEXAS §

WHEREAS FW MASON HEIGHTS, L.P., is the owner of a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, City of Fort Worth, Tarrant County, Texas and being all of Lot 4, Block 1, Mason Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in County Clerk's File No. D212201535, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for the southwest corner of said Lot 4, Block 1, said iron rod also being situated in the north right-of-way line of Grayson Street (60' right-of-way);

THENCE North 09 deg 10 min 31 sec West, departing the north right-of-way line of said Grayson Street, a distance of 374.21 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner;

THENCE North 80 deg 49 min 40 sec East, a distance of 278.02 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner;

THENCE South 09 deg 10 min 31 sec East, a distance of 30.00 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner;

THENCE North 80 deg 49 min 30 sec East, a distance of 251.16 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner;

THENCE South 09 deg 10 min 31 sec East, a distance of 47.02 feet to a 5/8 inch iron rod with plastic cap stamped "RPLS 5647" found for corner;

THENCE South 69 deg 30 min 09 sec East, a distance of 384.20 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner, said iron rod being situated in the westerly right-of-way line of Wichita Street (variable width right-of-way);

THENCE South 07 deg 24 min 01 sec West, along the westerly right-of-way line of said Wichita Street, a distance of 238.60 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner and the beginning of a curve to the left having a radius of 676.22 feet, a central angle of 03 deg 40 min 11 sec, a chord bearing of South 05 deg 29 min 29 sec West and a chord length of 43.30 feet;

THENCE continuing along said westerly right-of-way line, an arc distance of 43.31 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner at the northeast end of a corner clip at the intersection of the westerly right-of-way line of said Wichita Street and the northerly right-of-way line of aforementioned Grayson Street;

THENCE South 46 deg 40 min 47 sec West, along said corner clip, a distance of 14.52 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner, said iron rod being situated in the northerly right-of-way line of said Grayson Street;

THENCE along the northerly right-of-way line of said Grayson Street the following:

North 89 deg 52 min 25 sec West, a distance of 40.44 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner and the beginning of a curve to the right having a radius of 430.00 feet, a central angle of 12 deg 03 min 27 sec, a chord bearing of North 84 deg 05 min 28 sec West and a chord length of 90.32 feet;

Along said curve to the right, an arc distance of 90.49 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner;

North 78 deg 03 min 44 sec West, a distance of 123.40 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner and the beginning of a curve to the left having a radius of 490.00 feet, a central angle of 11 deg 48 min 48 sec, a chord bearing of North 83 deg 58 min 08 sec West and chord length of 100.85 feet;

Along said curve to the left, an arc distance of 101.03 feet to 1/2 inch iron rod with red plastic cap stamped "W.A.I." found for corner;

North 89 deg 52 min 32 sec West, a distance of 438.16 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 7.331 acres or 319,326 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 18th day of December, 2014, utilizing a measurement of South 69 deg 30 min 09 sec East (plat-South 69 deg 30 min 09 sec East), along a North line of Lot 4, Block 1, recorded in County Clerk's File No. D212201535, P.R.T.C.T.

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That FW MASON HEIGHTS, L.P. is the owner of the above described parcel of land, and do hereby adopt the hereon map as correctly representing our plan of subdivision to be known as MASON HEIGHTS, Lots 4R1 & 4R2, Block 1, an addition to the City of Fort Worth, Texas, and do dedicate to the public use forever the streets and easements as shown thereon.

WITNESS UNDER MY HAND THIS THE 9 day of June, 2015.

FW MASON HEIGHTS, L.P.

By: Happy Baggett, MANAGER

STATE OF Texas

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Happy Baggett, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9 day of June, 2015.

Chris Fountain, Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATION

I, the undersigned, hereby certify that the plat hereon, depicts and describes the results of an actual on the ground survey made under my supervision, and all corners were as found or set in accordance with the City of Fort Worth platting rules and regulations.

Leonard J. Lueker, Registered Professional Land Surveyor, Texas Registration No. 5714, Winkelman & Associates, Inc., 6750 Hillcrest Plaza Drive, Suite 325, Dallas, Texas 75230, (972) 490-7090



Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

STATE OF TEXAS §, COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of June, 2015.

Wm. Dennis Edwards, Notary Public in and for the State of Texas



STANDARD NOTES:

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.

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.

SITE DRAINAGE STUDY

A site drainage study which will show 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 cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and current owners 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.

SIDEWALKS

Sidewalks are required to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

WATER AND WASTEWATER IMPACT FEES STATEMENT

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 EASEMENT

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growth or improvements which in any way endangers or interferes with the 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 of ingress and egress to and from and 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.

PRIVATE UTILITY ACCESS AGREEMENT

Submittal of an access agreement with TPW is required to allow vehicular traffic to cross private utility ROW or easement.

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 a parkway permit.

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, 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.

TRANSPORTATION IMPACT FEES STATEMENT

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.

PUBLIC OPEN SPACE EASEMENT

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Fort Worth City Plan Commission City of Fort Worth, Texas. Plat Approval Date: 6/12/2015. By: [Signature] Chairman. By: [Signature] Secretary.



J. JUSTICE SURVEY, ABSTRACT No. 859, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, FW MASON HEIGHTS, L.P., 1000 N. CENTRAL EXPRESSWAY, SUITE 1500, DALLAS, TEXAS 75231

FINAL PLAT, MASON HEIGHTS, LOTS 4R1 & 4R2, BLOCK 1, FORT WORTH, TARRANT COUNTY, TEXAS

Date: 01.12.15, Scale: N/A, File: 26065-LOT4-RPLT, Project No.: 26065.00

SHEET 2 OF 2

FINAL PLAT, MASON HEIGHTS, LOTS 4R1 & 4R2, BLOCK 1, BEING A REPLAT OF LOT 4, BLOCK 1, MASON HEIGHTS ADDITION, COUNTY CLERK'S FILE NO. D212201535, 7.331 ACRES OUT OF THE J. JUSTICE SURVEY, ABSTRACT NO. 859. CLIENT/OWNER: FW MASON HEIGHTS, L.P., 1000 N. CENTRAL EXPRESSWAY, SUITE 1500, DALLAS, TEXAS 75231. ENGINEER / SURVEYOR: WINKELMANN & ASSOCIATES, INC., 6750 HILLCREST PLAZA DRIVE, SUITE 325, DALLAS, TEXAS 75230, (972) 490-7090.

THIS PLAT FILED IN DOCUMENT # D212201535 DATED 6/12/15



CASE # FS15-022

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