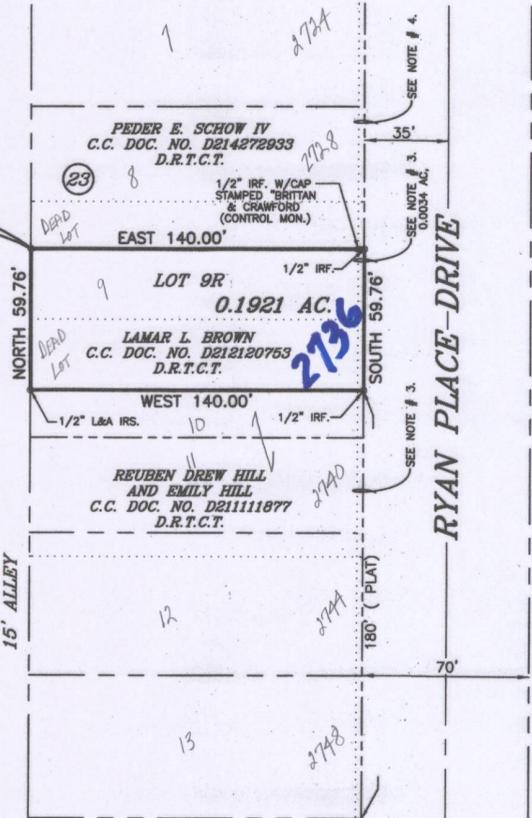


P.O.D.
1/2" IRF.
(CONTROL MON.)



W. CANTEY STREET

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.

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.

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.

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.

Construction Prohibited Over Easements
No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

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.

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".

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.

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."

FLOODPLAIN STATEMENT
No portion of the subject property lies within the 100 year Floodplain or Flood Hazard area, as depicted by Flood Insurance Rate Map No. 48439C0305K, Community Panel No. 480596 0305 K, Map Revised September 25, 2009.

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, trees, 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.

PRV Required
Private Pressure Reducing Valves will be required if water pressure exceeds 80 P.S.I.

- NOTE:
1. BEARINGS ARE BASED UPON THE PLAT OF RYAN PLACE, AN ADDITION TO THE CITY FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 204A, PAGE 168, PLAT RECORDS OF TARRANT COUNTY, TEXAS.
 2. ALL 1/2" IRON RODS SET (IRS.) HAVE A PLASTIC CAP STAMPED "LANDES & ASSOC."
 3. 2.5' RESERVED FOR STREET PURPOSES, VOLUME 1956, PAGE 62, DEED RECORDS OF TARRANT COUNTY, TEXAS.

DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS: WHEREAS Lamar L. Brown is the owner of the South 30 feet of Lot 9 and the North 30 feet of Lot 10, Block 23, Ryan Place, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk's Document No. D212120753, Deed Records of Tarrant County, Texas, said property being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of the aforementioned parcels in the west line of the aforementioned Lot 9;

THENCE East, at 137.50' pass a 1/2 inch iron rod with cap stamped "Brittan & Crawford" found, a total distance of 140.00 feet to a 1/2 inch iron rod found in the east line of said Lot 9 and the west R.O.W. line of Ryan Place Drive;

THENCE South, along said R.O.W. line, at 29.88 feet pass the southeast corner of Lot 9 and the northeast corner of the aforementioned Lot 10, a total distance of 59.76 feet to a 1/2 inch iron rod found;

THENCE West, a distance of 140.00 feet to a 1/2 inch iron rod with plastic cap stamped "Landes & Assoc. set in the west line of said Lot 10;

THENCE North, along the west line of said Lots 9 and 10, at 29.88 feet pass the northwest corner of Lot 10 and the southwest corner of Lot 9, a total distance of 59.76 feet to the PLACE OF BEGINNING and containing 0.1921 of an acre of land.

NOW THEREFORE, the owner named above does hereby designate the Lot and Block shown hereon as:

LOT 9R, BLOCK 23, RYAN PLACE

an Addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements shown hereon;

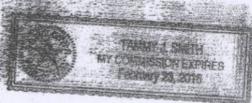
Executed this 28th day of April, 2015

Owner: Lamar L. Brown
By: [Signature]

STATE OF TEXAS
Before me, Tammy D. Smith, a Notary Public in and for the State of Texas on this day personally appeared Lamar L. Brown, 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 consideration therein expressed.

Given under my hand and seal of office this 28th day of April, 2015.

Tammy D. Smith
Notary Public in and for the State of Texas
My Commission Expires 2-23-2016

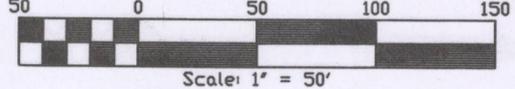


This plat is recorded in C.C. DOC. #D 215089858
Date 05/01/2015

FS15-024

A PLAT OF
LOT 9R, BLOCK 23, RYAN PLACE

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A REPLAT OF THE SOUTH 30 FEET OF LOT 9 AND THE NORTH 30 FEET OF LOT 10, BLOCK 23, RYAN PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 204A, PAGE 168, PLAT RECORDS OF TARRANT COUNTY, TEXAS.



LAND USE TABLE

LOTS	NUMBER	USES	ACREAGE
RESIDENTIAL	1	RESIDENTIAL	0.1921
NON-RESIDENTIAL	0	NON-RESIDENTIAL	0
TOTAL	1	TOTAL	0.1921
		OTHER	0
		TOTAL ACREAGE	0.1921

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 5/1/2015

By: [Signature] Chairman

By: [Signature] Secretary

SURVEYED ON THE GROUND IN THE MONTH OF FEBRUARY, 2015.

James G. Ferguson 4-27-2015
JAMES G. FERGUSON DATE



L.T. KSC
4.30.2015

LANDES & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

OWNER
LAMAR L. BROWN
2736 RYAN PLACE DRIVE
FORT WORTH, TEXAS 76110
214-732-3515

SURVEYOR
LANDES & ASSOCIATES, INC.
1107 E. FIRST STREET
FORT WORTH, TX 76102
817-870-1220 PH.
817-870-1292 FAX

DATE: 04-06-2015 FS:-15-024

15003-RP