

UTILITY EASEMENTS:
 ANY PUBLIC FRANCHISE 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 THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WATER / WASTEWATER IMPACT FEE:
 THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT OF 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 PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 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.

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 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.

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.

BUILDING PERMIT:
 NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROVED 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.

CONSTRUCTION OVER EASEMENTS:
 NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

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".

PARKWAY PERMIT:
 PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

FLOOD HAZARD NOTE:
 AT THE TIME OF THIS SURVEY THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 48439C0280K, DATED SEPTEMBER 25, 2009. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV).

PROPERTY CORNERS:
 ALL CORNERS ARE SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "CARTER W/FORD", UNLESS OTHERWISE NOTED.

COVENANTS OR RESTRICTIONS:
 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.

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 OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, FROM CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

SURVEYOR:
 CARTER SURVEYING & MAPPING
 KYLE RUCKER, R.P.L.S.
 110 PALO PINTO ST.
 WEATHERFORD, TX 76086
 817-594-0400

OWNER:
 SERVICE KING PAINT & BODY, LLC
 800 S. CENTRAL EXPRESSWAY
 RICHARDSON, TX, 75080

OWNER:
 OMNI VIEW HOLDINGS, LLC
 9657 CAMP BOWIE WEST BLVD.
 FORT WORTH, TX, 76116

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11269.16'	389.20'	389.18'	N 0°46'06" W	1°58'44"
C2	1412.40'	292.56'	292.04'	S 0°22'05" E	1°52'05"
C3	1780.00'	341.10'	340.58'	S 0°08'23" W	10°58'47"
C4	2640.00'	167.86'	167.83'	S 0°07'47" W	3°38'55"
C5	1879.69'	132.55'	132.53'	S 0°25'03" E	4°02'26"

LINE	BEARING	DISTANCE
L1	S 13°54'07" W	46.36'

LIEN HOLDER:

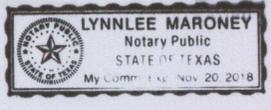
THE UNDERSIGNED AS LIEN HOLDER ON THE PROPERTY SUBDIVIDED ACCORDING TO THIS PLAT, HEREBY CONSENTS TO SUCH SUBDIVISION.

AMERICAN NATIONAL BANK & TRUST
 5752 MIDWESTERN PKWY
 WICHITA FALLS, TX, 76708
 Michael Winfrey
 Senior Vice President

STATE OF Texas
 COUNTY OF Tarrant

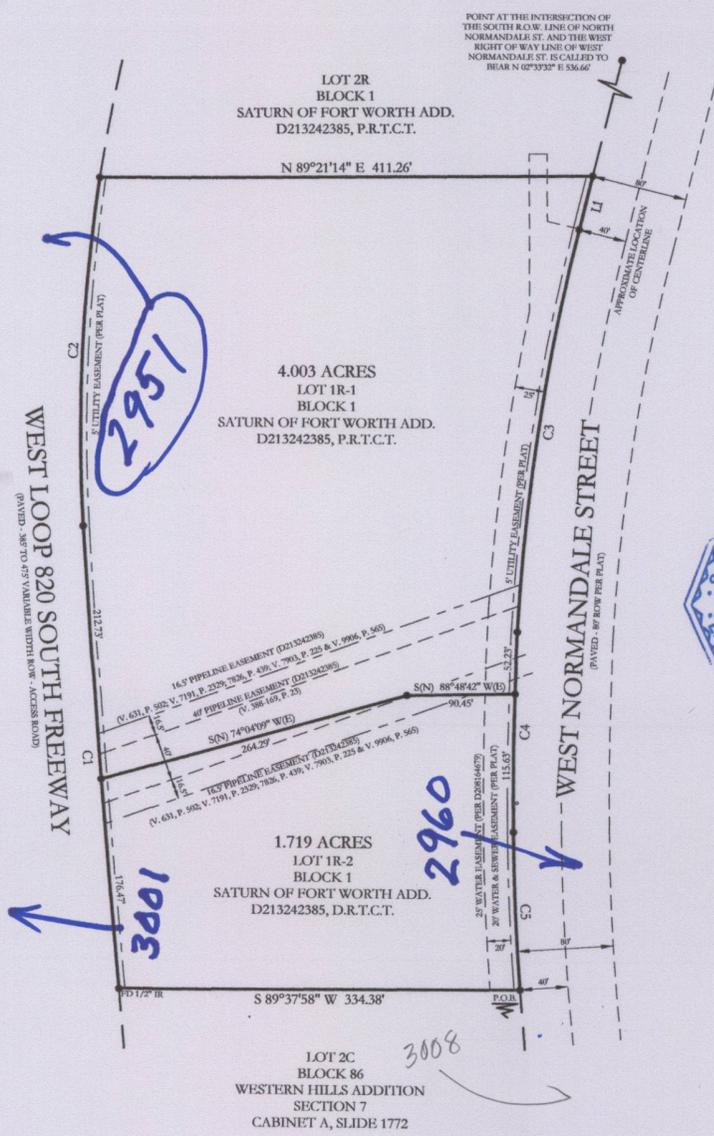
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY 11/5/15 PERSONALLY APPEARED Michael Winfrey KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 11 DAY OF November, 2015.
Kyle Rucker
 Notary Public in and for the State of Texas



FINAL PLAT
LOT 1R-1 & 1R-2, BLOCK 1,
SATURN OF FORT WORTH ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS.

CASE NO. FS-15-145



SURVEY DESCRIPTION:

STATE OF TEXAS
 COUNTY OF TARRANT

OF A 5.722 ACRES (249,221± SQ. FT.) TRACT OF LAND BEING ALL OF LOT 1R, BLOCK 1, SATURN OF FORT WORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CLERK'S FILE NO. D213242385, PLAT RECORDS, TARRANT COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SERVICE KING PAINT & BODY, LLC, IN CLERK'S FILE NO. D208086196 AND ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO OMNI VIEW HOLDINGS, LLC, IN CLERK'S FILE NO. D215202550, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET CAPPED 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 1R, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN LOT 2C, BLOCK 86, WESTERN HILLS ADDITION SECTION 7, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, IN THE WEST RIGHT OF WAY LINE OF WEST NORMANDALE STREET (A PAVED SURFACE), FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 89°37'58" W 334.38 FEET TO A FOUND 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY WEST LOOP 820 (A PAVED SURFACE) AND AT THE SOUTHWEST CORNER OF SAID LOT 1R AND IN A CURVE TO THE RIGHT HAVING A RADIUS OF 11,269.16 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY WEST LOOP 820 AND WITH SAID CURVE TO THE RIGHT HAVING A CHORD OF N 0°46'06" W 389.18 FEET, AN ARC LENGTH OF 389.20 FEET TO A SET CAPPED 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,412.40 FEET FOR A CORNER OF THIS TRACT.

THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY WEST LOOP 820 AND WITH SAID CURVE TO THE RIGHT HAVING A CHORD OF N 0°22'05" E 292.04 FEET TO A SET CAPPED 1/2" IRON ROD AT THE SOUTHWEST CORNER OF LOT 2R, BLOCK 1, OF SAID SATURN OF FORT WORTH ADDITION FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°21'14" E 411.26 FEET TO A SET CAPPED 1/2" IRON ROD IN THE WEST RIGHT OF WAY LINE OF SAID WEST NORMANDALE STREET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE WITH THE WEST RIGHT OF WAY LINE OF SAID WEST NORMANDALE STREET AND THE EAST BOUNDARY LINE OF SAID LOT 1R THE FOLLOWING:

S 13°54'07" W 46.36 FEET TO A SET CAPPED 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,780.00 FEET, FOR A CORNER OF THIS TRACT.
 WITH SAID CURVE TO THE LEFT HAVING A CHORD OF S 0°08'23" W 340.58 FEET, AN ARC LENGTH OF 341.10 FEET TO A SET CAPPED 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,640.00 FEET FOR A CORNER OF THIS TRACT.
 WITH SAID CURVE TO THE LEFT HAVING A CHORD OF S 0°07'47" W 167.83 FEET, AN ARC LENGTH OF 167.86 FEET TO A SET CAPPED 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,879.69 FEET, FOR A CORNER OF THIS TRACT.
 WITH SAID CURVE TO THE LEFT HAVING A CHORD OF S 0°25'03" E 132.53 FEET, AN ARC LENGTH OF 132.55 FEET TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATION:

THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 6444, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Kyle Rucker
 Kyle Rucker, R.P.L.S. No. 6444
 8150340P - JULY, 2015

KNOW ALL MEN BY THESE PRESENTS:

THAT, SERVICE KING PAINT & BODY, LLC, AND OMNI VIEW HOLDINGS, BEING THE OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 1R-1 AND 1R-2, BLOCK 1, SATURN OF FORT WORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER, WITHOUT RESERVATION THE STREETS AND EASEMENTS, AND RIGHT-OF-WAY SHOWN THEREON. WITNESS MY HAND, THIS 11 DAY OF November, 2015.

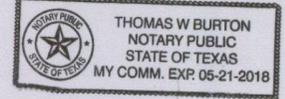
OWNER:
[Signature]
 SERVICE KING PAINT & BODY, LLC, REPRESENTATIVE - TITLE
 11/5/15

[Signature]
 OMNI VIEW HOLDINGS, LLC, REPRESENTATIVE - TITLE
 11/2/15

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Chris Abraham 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 THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5th DAY OF November, 2015.
[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Melissa Hinz Huffman 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 THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF November, 2015.
[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FS15-145

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: January 29, 2016
[Signature] CHAIRMAN
[Signature] SECRETARY

LAND USE TABLE:

TOTAL GROSS ACREAGE -	5.721
NUMBER OF RESIDENTIAL LOTS -	N/A
NUMBER OF NON-RESIDENTIAL LOTS -	2
NON-RESIDENTIAL ACREAGE -	5.721
RESIDENTIAL ACREAGE -	N/A
PRIVATE PARK ACREAGE -	N/A
PUBLIC PARK ACREAGE -	N/A
STREET & ALLEY ACREAGE -	N/A



[Signature]
 1-28-2016



FILED THIS THE 29th DAY OF January, 2015,
 IN 0216019512 OF THE
 PLAT RECORDS OF TARRANT COUNTY, TEXAS.

CASE NO. FS-15-145
FINAL PLAT
LOT 1R-1 & 1R-2, BLOCK 1,
SATURN OF FORT WORTH ADDITION,
AN ADDITION TO THE
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS.

BEING A REPLAT OF LOT 1R, BLOCK 1, SATURN OF FORT WORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN CLERK'S FILE NO. D213242385, PLAT RECORDS, TARRANT COUNTY, TEXAS.

JULY 2015

CARTER SURVEYING
 & MAPPING
 110 PALO PINTO ST. - WEATHERFORD, TX - 76086
 (P) 817-594-0400 - (F) 817-594-0403

