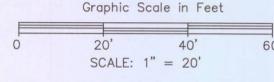




VICINITY MAP
NOT TO SCALE



ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET

LEGEND NOT TO SCALE

- PROPERTY CORNER
- FLOOD PLAIN EASEMENT CORNER

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, streetlights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

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.

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.

The tree preservation ordinance of the City of Fort Worth 18615-05-2009 applies.

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 1 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.

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 permission of anyone.

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 Restriction
No Construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and 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 construction is permitted all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

Transportation Impact Fee
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 collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

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.

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 for the purpose of inspecting 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 drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

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".

P.R.V.'s Required
Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

FLOOD PLAIN EASEMENT
All that certain 2012 square feet of land, out of the property described in the deed to PADM, LLC recorded in Document Number D206060684 in Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the James Sanderson Survey, A-1430, in the City of Fort Worth, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings based on the south line of said PADM tract, which is the north right-of-way line of East Lancaster Avenue (R.O.W. Varies))

Commencing at an "X" in concrete found for the southeast corner of said PADM tract, at the intersection of the north right-of-way line of said East Lancaster Avenue and the west right-of-way line of Riverside Drive (R.O.W. Varies), then North 01°38'00" West - 68.00' to the POINT OF BEGINNING and southeast corner of the herein described easement;

THENCE North 27° 05' 40" West - 32.00' to a point for corner;

THENCE North 05° 25' 31" West - 40.00' to a point for corner;

THENCE South 85° 08' 59" West - 50.00' to a point for corner;

THENCE South 78° 16' 43" West - 58.00' to a point for corner;

THENCE South 25° 59' 31" West - 55.00' to the southwest corner of the herein described easement, in the west line of said PADM Tract;

THENCE North 01° 38' 00" West - 51.00' to a 1/2" iron rod found for the northwest corner of the herein described easement, common to the northwest corner of said PADM Tract;

THENCE North 81° 31' 00" East - 150.00' to a 1/2" iron rod found for the northeast corner of the herein described easement, common to the northeast corner of said PADM Tract, in the west right-of-way line of said Riverside Drive;

THENCE South 01° 38' 00" East - 76.00'; along the west right-of-way line of said Riverside Drive, to the POINT OF BEGINNING and containing 2,012 square feet of land.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, PADM, LLC, is the owner of all that certain 0.4822 of an acre of land, by the deed recorded in Document Number D206060684 in Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the James Sanderson Survey, A-1430, in the City of Fort Worth, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings based on the south line of said PADM, Tract, which is the north right-of-way line of East Lancaster Avenue (R.O.W. Varies))

BEGINNING at an "X" in concrete found for the southeast corner of the herein described tract, at the intersection of the north right-of-way line of said East Lancaster Avenue and the west right-of-way line of Riverside Drive (R.O.W. Varies);

THENCE South 81° 48' 00" West - 60.37' along the north right-of-way line of said East Lancaster Avenue, to an "X" in concrete found for corner;

THENCE South 87° 19' 00" West - 88.97' continuing along the north right-of-way line of said East Lancaster Avenue, to a 1/2" iron rod found for the southwest corner of the herein described tract, in an east line of Parcel 1-60-A, to Texas Turnpike Authority, recorded in Volume 2965, Page 188 D.R.T.C.T.

THENCE North 01° 38' 00" West - 134.64' to a 1/2" iron rod found for the northwest corner of the herein described tract, common to an angle corner of said Parcel 1-60-A;

THENCE North 81° 31' 00" East - 150.00' to a 1/2" iron rod found for the northeast corner of the herein described tract, common to the most easterly southeast corner of said Parcel 1-60-A, in the west right-of-way line of said Riverside Drive;

THENCE South 01° 38' 00" East - 144.00' along the west right-of-way line of said Riverside Drive, to the POINT OF BEGINNING and containing 0.4822 of an acre of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That PADM, LLC, the Owner, do hereby adopt this herein described property as LOT 1, BLOCK 1, PADM, LLC ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

SURVEYOR CERTIFICATE
That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision on December 11, 2015, and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Fort Worth, Texas.

Surveyor's Signature: *[Signature]* 1/15/16
 NOTARY PUBLIC §
 STATE OF TEXAS §



BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DAVID CARLTON LEWIS, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 day of January, 2016.

Notary Public in and for the State of Texas



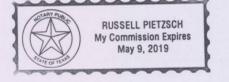
Signature: *[Signature]* Title: 1/15/16
 Mohan Tanwar

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Mohan Tanwar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

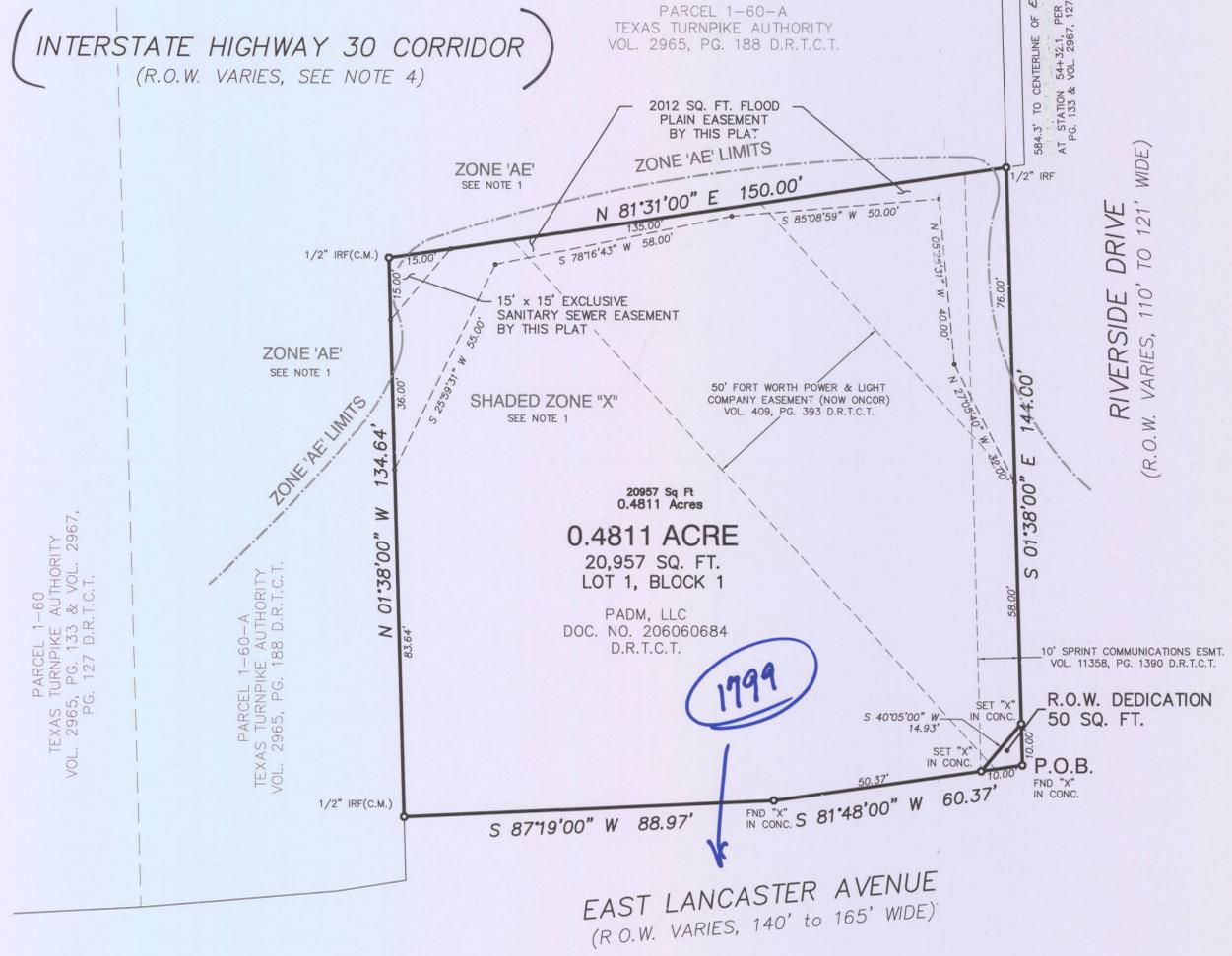
Given under my hand and seal of office, this 15 day of January, 2016.

Notary Signature: *[Signature]* Notary Stamp:



NOTES

- According to the Flood Insurance Rate Map No. 48439C0310K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the northeast and northwest corners of the surveyed property shown hereon lies within the special flood hazard area designated as Zone "AE", inundated by the 100-year flood. The remainder of the property shown hereon lies within the special flood hazard area designated as shaded Zone "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood; further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.
- The surveyed property shown hereon is currently zoned J Medium Industrial.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- The northeast corner of this property is at Station 54+32.1', per the deed recorded in Volume 2965, Page 2695 and Volume 2967, Page 127 in the Deed Records of Tarrant County, Texas and is 584.3' south of the centerline of the Dallas-Fort Worth Turnpike (Now Interstate 30), per said deed.



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plot Approval Date: 1/22/2016
 By: *[Signature]* Chairman
 By: *[Signature]* Secretary



FS15-198

A FINAL PLAT OF
LOT 1, BLOCK 1
PADM, LLC ADDITION
WHICH IS 0.4822 OF AN ACRE
IN THE JAMES SANDERSON SURVEY, A - 1430
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER: PADM, LLC
510 Meadow Valley Circle
Fairfield, CA 94534

SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

CASE NUMBER: FS-015-198
 SPRY PROJECT NO. 097-001-30
 DATE: JANUARY 2016
 THIS PLAT WAS FILED IN DOCUMENT NO. D216014191 ON DATE 1/22/2016