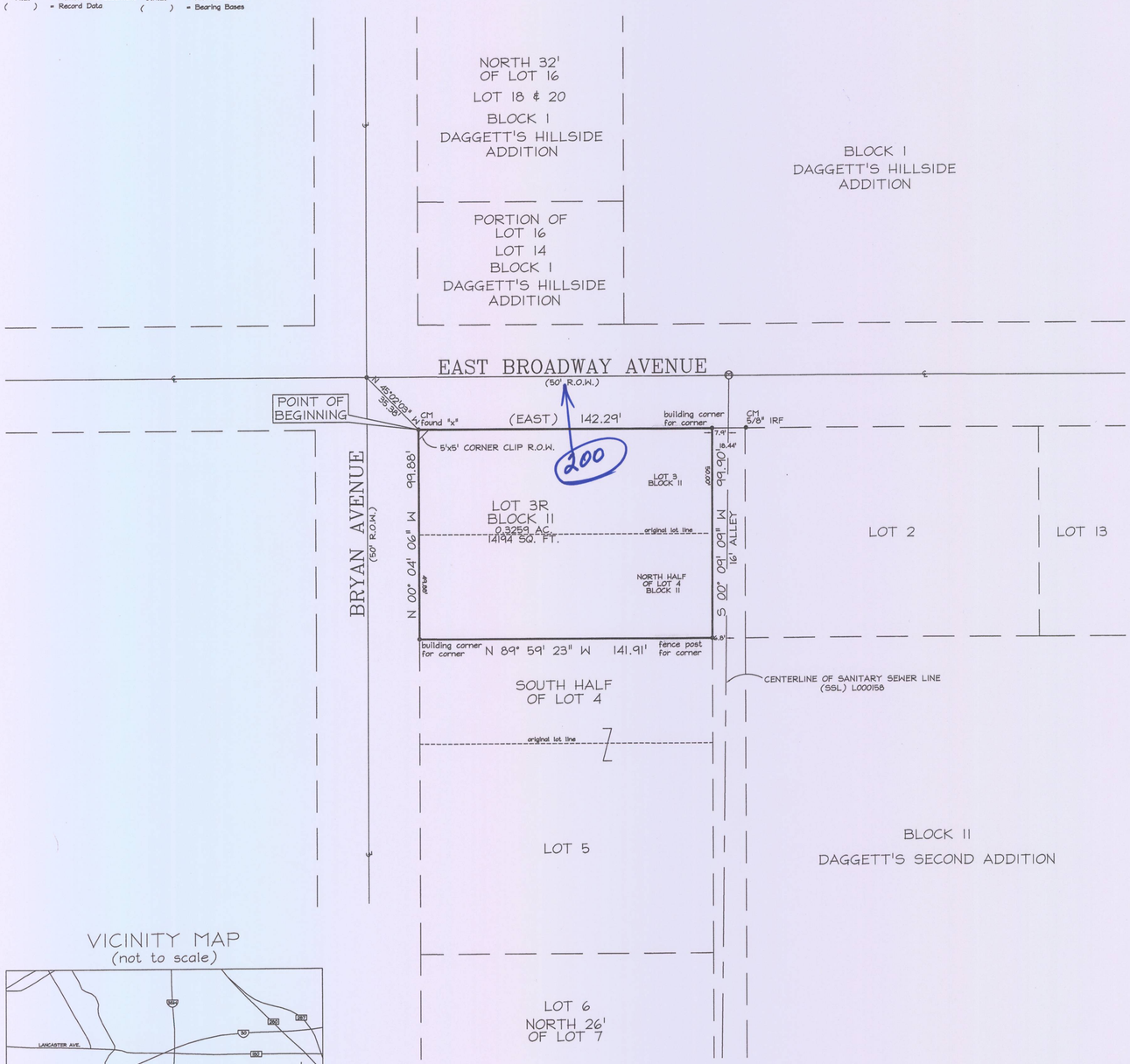
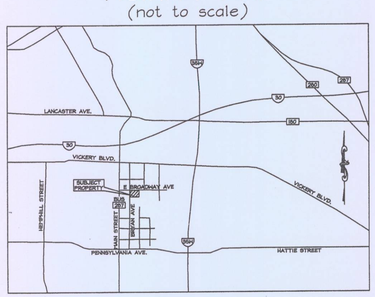
LEGEND OF ABBREVIATIONS AND SYMBOLS

B.C.	= Brick Column	P.A.E.	= Public Access Easement
B.L.	= Building Line	P.O.S.E.	= Public Open Space Easement
D.E.	= Drainage Easement	R.O.W.	= Right of Way
D/W	= Driveway	R.W.	= Retaining Wall
E.T.	= Electric Transformer	S.E.	= Sight Easement
F.P.	= Fence Post	U.E.	= Utility Easement
I.P.F.	= Iron Pipe Found	X.T.R.W.	= Railroad Tie Retaining Wall
I.R.F.	= Iron Rod Found	O.H.E.	= Overhead Electric
I.R.S.	= Iron Rod Set		
M.E.	= Maintenance Easement		
( )	= Record Data	( )	= Bearing Bases



VICINITY MAP
(not to scale)



RETURN TO CITY OF FORT WORTH

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF DAGGETT'S SECOND ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AN UNRECORDED SUBDIVISION.

2. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN), AS SHOWN ON MAP NO. 48439C0305 K; MAP REVISED SEPTEMBER 25, 2009, FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES LOCATED IN ZONE "X" WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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.

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.

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 I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

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 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.

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".

COVENANTS OR RESTRICTIONS ARE UN-ALTERED:

THIS REPLAT DOES NOT NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

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.

IMPACT FEE 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 IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF 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 THE CONNECTION DATE TO THE4 MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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.

P.R.V'S REQUIRED:

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

IN THE EVENT THAT THE BUILDING(S) IS (ARE) REMOVED, ADDITIONAL ALLEY RIGHT-OF-WAY DEDICATION SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY STANDARDS AT THAT TIME.

IN THE EVENT THAT THE BUILDING(S) IS (ARE) REMOVED, THE R.O.W. CORNER CLIP DEDICATION SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY STANDARDS AT THAT TIME.

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.

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN 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 AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FORT WORTH STANDARDS.

NEAR SOUTHSIDE DESIGN GUIDELINES APPLY TO THE SITE. THESE DESIGN REQUIREMENTS SUPERSEDE THE STANDARD AND STREET LIGHT REQUIREMENTS.

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

By: Donald R. Boden
Chairman

By: Mary Elliott
Secretary

Scale: 1"=30"

0 15 30 45 60
SCALE IN FEET

FULLER ENGINEERING & LAND SURVEYING, INC.

FORT WORTH FIRE DEPARTMENT
LJ. Lic
1.29.2016

FINAL PLAT
Application No. FS-15-223

OWNER
LHS 200 Broadway, LLC
4420 Overton Crest Street
Fort Worth, TX 76109
817-230-4723

DEDICATION

THE STATE OF TEXAS §

COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LHS 200 BROADWAY, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, JESSE STAMPER, THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL OF LOT 3 AND THE NORTH HALF OF LOT 4, BLOCK 11, DAGGETT'S SECOND ADDITION, FORT WORTH, TARRANT COUNTY, TEXAS, AN UNRECORDED SUBDIVISION OUT OF THE J. H. CHILDRESS SURVEY ABSTRACT NO. 250, FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED IN SPECIAL WARRANTY DEED FROM HARRY L. CURE, JR. TO CAROLYN GOODMAN, DATED OCTOBER 15, 1997 AND RECORDED IN VOLUME 12956, PAGE 378, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND "X" CUT IN CONCRETE FOR THE NORTHWEST CORNER OF SAID LOT 3, SAME BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BRYAN AVENUE (50' ROW) WITH THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY AVENUE (50' ROW);

THENCE EAST, WITH THE NORTH BOUNDARY LINE OF SAID LOT 3 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST BROADWAY AVENUE, A DISTANCE OF 142.29 FEET TO A BUILDING CORNER, SAME BEING THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF EAST BROADWAY AVENUE AND WITH THE WEST RIGHT-OF-WAY LINE OF A 16 FOOT WIDE ALLEY;

THENCE S 00°09'09" W, WITH THE EAST BOUNDARY LINE OF SAID LOT 3, PASSING AT A DISTANCE OF 50.00 FEET THE COMMON EAST CORNER OF SAID LOTS 3 AND 4 AND A CORNER OF SAID BUILDING, CONTINUING IN THE EAST BOUNDARY LINE OF SAID LOT 4 AND THE WEST RIGHT-OF-WAY LINE OF SAID 16 FOOT WIDE ALLEY, A TOTAL DISTANCE OF 99.90 FEET TO A METAL FENCE POST FOR CORNER;

THENCE N 89°59'23" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID 16 FOOT WIDE ALLEY, OVER AND ACROSS SAID LOT 4, A DISTANCE OF 141.91 FEET TO A CORNER OF SAID BUILDING, SAME BEING IN THE WEST BOUNDARY LINE OF SAID LOT 4 AND THE EAST RIGHT-OF-WAY LINE OF SAID BRYAN AVENUE;

THENCE N 00°04'06" W, WITH THE WEST BOUNDARY LINE OF SAID LOT 4, THE SAID EAST RIGHT-OF-WAY LINE OF BRYAN AVENUE AND THE WEST SIDE OF SAID BUILDING, PASSING AS A DISTANCE OF 49.88 FEET THE COMMON WEST CORNER OF SAID LOTS 3 AND 4, AND CONTINUING IN THE WEST BOUNDARY LINE OF SAID LOT 3 AND THE SAID EAST RIGHT-OF-WAY LINE OF BRYAN AVENUE, A TOTAL DISTANCE OF 99.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3259 ACRES (14,194 SQUARE FEET) OF LAND, MORE OR LESS.

DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 3R, BLOCK 11, OF DAGGETT'S SECOND ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

WITNESS, MY HAND AT FORT WORTH, TEXAS, THIS THE 22nd DAY OF Jan, 2016.

BY: _____
Jesse Stamper
Manager, LHS 200 Broadway, LLC

THE STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESSE STAMPER, 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 CONSIDERATION AND IN THE CAPACITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22nd DAY OF January, 2016.

Stacy D. Chalmers
NOTARY PUBLIC, STATE OF TEXAS

STACY D. CHALMERS
Notary Public, State of Texas
Comm. Expires 03-12-2017
Notary ID 125218361

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS §

COUNTY OF TARRANT §

I, PAUL G. FULLER II, OF FULLER ENGINEERING & LAND SURVEYING, INC., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARE THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF TEXAS AND THE CITY OF FORT WORTH.

Paul G. Fuller II
TEXAS REGISTRATION NO. 4843
PAUL G. FULLER II

STATE OF TEXAS
REGISTERED
PAUL G. FULLER II
4843
PROFESSIONAL LAND SURVEYOR

FS15-223

THIS PLAT RECORDED IN
DOCUMENT NUMBER D216019580, DATE 1/29/2016

FINAL PLAT OF DAGGETT'S SECOND ADDITION

LOT 3R, BLOCK 11
BEING A REPLAT OF: LOT 3 AND NORTH HALF OF LOT 4, BLOCK 11, DAGGETT'S SECOND ADDITION
(AN UNRECORDED ADDITION)
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
TOTAL NUMBER OF LOTS = 1
GROSS ACREAGE = 0.3259 ACRES

PREPARED BY:
FULLER ENGINEERING & LAND SURVEYING, INC.
2411 GARDEN PARK COURT, ARLINGTON, TX. 76013
PH# (817)856-2442, FAX# (817)451-5676, FIRM REG. # 10091800

Date: 10/07/2015	Scale: 1"= 30'	Tech: MB Field: AT	Job No: 1510P073RP