

OWNERS:
 CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.
 JAMES R. WEBB
 EXECUTIVE VICE PRESIDENT
 GENERAL COUNSEL & CORPORATE SECRETARY
 6100 N. WESTERN AVENUE
 OKLAHOMA CITY, OKLAHOMA 73118
 405-522-2370 VOICE

SURVEYOR:
 GRANT ENGINEERING, INC.
 3244 HEMPHILL STREET
 FORT WORTH, TEXAS 76110-4014
 817-923-3131 VOICE
 817-923-4141 FAX
 jagrnt3@aol.com

- EASEMENT NOTES**
- BUILDING LINE AND EASEMENTS PER THE PLAT RECORDED UNDER CLERK'S FILE NO. D215015197, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 - 5' STORM SEWER EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY PER VOLUME 3925, PAGE 449, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 - 40' BUILDING SETBACK AND 30' DRIVEWAY EASEMENT PER VOLUME 4231, PAGE 351, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 - 55' X 70' TRAFFIC CONTROL EASEMENT TO THE CITY OF FORT WORTH PER VOLUME 4886, PAGE 330, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 - 10' DRAINAGE EASEMENT TO THE CITY OF FORT WORTH PER VOLUME 5763, PAGE 491, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 - 20' & 10' DRAINAGE EASEMENTS TO THE CITY OF FORT WORTH PER VOLUME 5796, PAGE 578, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 - 30' WATER MAIN EASEMENT TO THE CITY OF FORT WORTH PER VOLUME 9784, PAGE 2070, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 - 10' EASEMENT TO ENERCH CORPORATION PER VOLUME 9974, PAGE 439, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 - 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY PER VOLUME 10019, PAGE 620, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 - 15' PERMANENT WATER FACILITY EASEMENT TO THE CITY OF FORT WORTH PER DOCUMENT D212078316, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 - 20' EASEMENT TO TEXAS MIDSTREAM GAS SERVICES, L.L.C. PER DOCUMENT D213134091, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 - ACCESS EASEMENTS PER DOCUMENT D214122516, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. ALL ACCESS EASEMENTS WITHIN THE LIMITS OF THIS REVISED PLAT ARE REDEDICATED AS PUBLIC ACCESS EASEMENTS BY THIS PLAT.

OWNER'S DEDICATION

STATE OF OKLAHOMA
 COUNTY OF OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS THAT CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

ALL OF LOT 2, BLOCK A, WESTCLIFF ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. D215015197, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS;

TOGETHER WITH ALL OF THAT 0.4990 ACRE TRACT DESCRIBED AS TRACT 2 IN THE SPECIAL WARRANTY DEED TO FORT WORTH LAND, L.L.C. RECORDED UNDER CLERK'S FILE NO. D208126795, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AS TRANSFERRED TO CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C. BY CERTIFICATE OF MERGER RECORDED UNDER CLERK'S FILE NO. D220046006, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, OUT OF THE WILLIAM J. MORGAN SURVEY, ABSTRACT NO. 10962, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS (ALL BEARINGS BASED ON THE NORTHEAST LINE OF LOT 3, BLOCK A, WESTCLIFF, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER CLERK'S FILE NO. D215015197, OF SAID REAL PROPERTY RECORDS);

BEGINNING AT A SET 1/2 INCH STEEL ROD AT AN INSIDE ELL CORNER OF LOT 2, OF SAID BLOCK A, AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 44°40'00" WEST ALONG THE EAST LINE OF SAID LOT 2, BLOCK A, 127.03 FEET TO A SET "Y" IN CONCRETE AT THE WESTMOST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTHWEST RIGHT-OF-WAY LINE OF OLD GRANBURY ROAD, A PUBLIC STREET WITH A VARIABLE WIDTH, FROM WHICH A FOUND "X" IN CONCRETE AT THE WESTMOST NORTHERLY CORNER OF SAID LOT 2, BLOCK A, BEARS NORTH 44°40'00" WEST, 46.52 FEET;

THENCE NORTH 47°48'31" EAST ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID OLD GRANBURY ROAD, 154.97 FEET TO A SET 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID OLD GRANBURY ROAD AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTHWEST LOOP 820 (INTERSTATE HIGHWAY 20), A PUBLIC STREET WITH A VARIABLE WIDTH;

THENCE SOUTH 64°01'25" EAST ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHWEST LOOP 820, 128.00 FEET TO A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT AT THE EASTMOST CORNER OF THE HEREIN DESCRIBED TRACT, AND AT THE EASTERNMOST NORTHERLY CORNER OF SAID LOT 2, BLOCK A;

THENCE SOUTH 48°25'53" WEST ALONG THE NORTH LINE OF SAID LOT 2, BLOCK A, 197.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4990 ACRES (21,738 SQUARE FEET) OF LAND, MORE OR LESS;

DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON, IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 31 DAY OF MARCH, 2016.

LOTS 2R1 & 2R2, BLOCK A
 WESTCLIFF ADDITION
 TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

JAMES R. WEBB
 EXECUTIVE VICE PRESIDENT
 GENERAL COUNSEL & CORPORATE SECRETARY

Grant Engineering, Inc.
 Engineers Surveyors Planners
 3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN NOVEMBER, 2015, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

John A. Grant, III 3-8-16

JOHN A. GRANT, III
 REGISTERED PROFESSIONAL
 LAND SURVEYOR 4151

- GENERAL PLAT NOTES**
- 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 PROTECTION OF CONSTRUCTION OF SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
 - 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.
 - WATER / WASTEWATER IMPACT FEES:** 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.
 - 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".
 - CONSTRUCTION PROHIBITED OVER EASEMENTS:** NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR 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 TO THE DRAINAGE STUDY, THE CITY OF FORT WORTH MAY REQUIRE THE OWNER TO OBTAIN A 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.
 - FLOODPLAIN STATEMENT:** NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0295-K, EFF. DATE 9-25-09.
 - DEED RESTRICTION NOTE:** THIS REVISED PLAT 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.
 - 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.
 - PARKWAY PERMIT:** PRELIMINARY AND FINAL STORM WATER MANAGEMENT PLANS (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH FOR EACH INDIVIDUAL LOT PRIOR TO 1.0 ACRE OR MORE OF LAND DISTURBANCE.
 - FLOODPLAIN / DRAINAGE MAINTENANCE:** THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS ASSESSMENTS, RECREATION AREAS, AND DRAINAGE FACILITIES, AND SAID OWNERS SHALL AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS, AS SET FORTH HEREIN.
 - SITE DRAINAGE STUDY:** PRELIMINARY AND FINAL STORM WATER MANAGEMENT PLANS (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH FOR EACH INDIVIDUAL LOT PRIOR TO 1.0 ACRE OR MORE OF LAND DISTURBANCE.
 - FLOODPLAIN / DRAINAGE MAINTENANCE:** THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS ASSESSMENTS, RECREATION AREAS, AND DRAINAGE FACILITIES, AND SAID OWNERS SHALL AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS, AS SET FORTH HEREIN.
 - 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(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.
 - INTERSTATE ACCESS:** DIRECT ACCESS TO SOUTHWEST LOOP 820 FREEWAY IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TxDOT.

ACKNOWLEDGMENT

STATE OF OKLAHOMA
 COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES R. WEBB, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 31 DAY OF MARCH, 2016.

MY COMMISSION EXPIRES: SARAH BROTHERS
 Notary Public
 State of Oklahoma
 Commission # 09008395
 My Commission Expires Oct 7, 2017

James R. Webb
 JAMES R. WEBB
 EXECUTIVE VICE PRESIDENT
 GENERAL COUNSEL & CORPORATE SECRETARY

LINE TABLE

LINE	BEARING	LENGTH
L-1	N 38°36'00" E	12.61
L-2	N 45°20'00" E	78.78

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD
C-1	699.37	04°00'52"	49.00	N 38°36'26" E, 48.99

FINAL PLAT
 LOTS 2R1 & 2R2, BLOCK A
 WESTCLIFF ADDITION
 TO THE
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

ATT WEST
 CLERK'S FILE NO. D210055446
 LOT 1, BLOCK A

CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS OF DATE OF APPROVAL.

PLAT APPROVAL DATE: 3/9/2016

BY: *Maubal R. Boren*
 CHAIRMAN

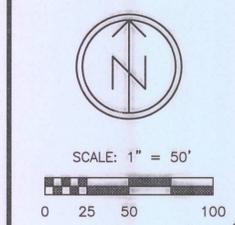
BY: *Maria Elliott*
 SECRETARY

PLAT RECORDED BY
 INSTRUMENT NO. D216048148
 DATE 3-09-16

A REVISION OF
 LOT 2, BLOCK A
 WESTCLIFF ADDITION
 TO THE CITY OF FORT WORTH
 AS RECORDED UNDER
 CLERK'S FILE NO. D215015197
 REAL PROPERTY RECORDS
 TARRANT COUNTY, TEXAS

TOGETHER WITH
 A 0.4990 ACRE TRACT OF LAND
 DESCRIBED AS TRACT 2
 IN THE DEED RECORDED UNDER
 CLERK'S FILE NO. D208126795
 REAL PROPERTY RECORDS
 TARRANT COUNTY, TEXAS

FEBRUARY, 2016
 5.7746 ACRES
 2 NON-RESIDENTIAL LOTS



5023

5075 GRANBURY ROAD

MULTIPLE ADDRESSES EXISTING IN THIS LOT

