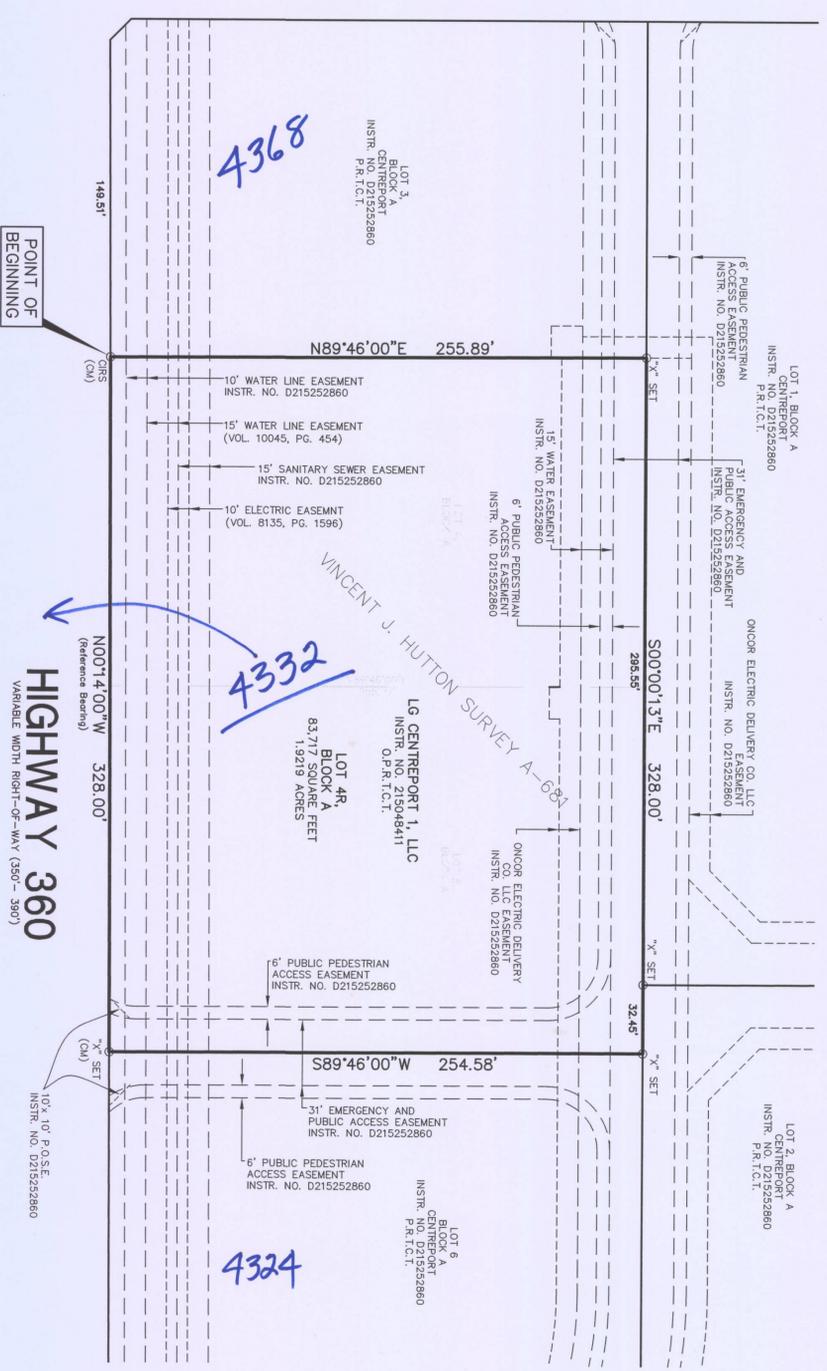
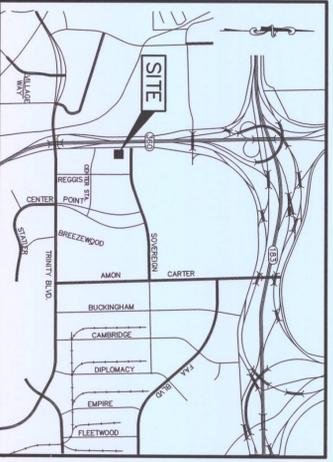


CITY OF FORT WORTH
VINCENT J. HUTTON SURVEY
VOL. 2527, PG. 697 &
VOL. 2006, PG. 243
P.R.T.C.T.

SOVEREIGN ROAD
(110' RIGHT-OF-WAY BY PLAT
CAB. A, SLIDE 12527 P.R.T.C.T.)



- LEGEND**
- ORIS 5/8 INCH IRON ROD SET WITH CAP MARKED "JDJR"
 - ORIS MARKED 5/8 INCH IRON ROD FOUND
 - (CM) CONTROLLING MONUMENT
 - CAB. CABINET
 - C.F.N. COUNTY CLERK'S FILE NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - P.R.T.C.T. PLAT RECORDS
 - D.R.T.C.T. TARRANT COUNTY, TEXAS DEED RECORDS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - INSTR. NO. INSTRUMENT NUMBER



LOCATION MAP
N.T.S.

STATE OF TEXAS
COUNTY OF DALLAS

I, Geary Bailey, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have personally observed and conducted a survey of the land and that the corner monuments shown hereon are set in accordance with my personal supervision in accordance with the Subdivision Regulations of the City of Ft. Worth, Texas.

Dated this the 25th day of JULY, 2016.

GEARY BAILEY - 4573 3573

NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared Geary Bailey, known to me personally 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 25th day of July, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES

- The bearings shown hereon are based on the plat of CENTREREPORT, as recorded in Inst. No. D215252860, P.R.T.C.T.
- Selling a portion of this addition by metes and bounds is a violation of city standards and zoning regulations and is subject to fines and withholding of utilities and building permits.
- The subject property appears to be located in Zone X, according to the Flood Insurance Rate Map No. 48439C0235 K, with an effective date of September 9, 2009, for Tarrant County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the subject property is not in a flood hazard area. Flood insurance coverage should be obtained from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
- Private P.R.V's will be required, water pressure exceeds 80 P.S.I.

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 in accordance with Schedule I of the ordinance. 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 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 endurances, or interference with the utility 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 inspection, portalling, reconstruction, adding to or removing all or part of its respective systems without the necessity of 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 in accordance with Schedule I of the ordinance. 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 the site plan. The study required shall show improvements and the site drainage study shall be reviewed by the Department of Transportation and Public Works before any permit is issued. The current owner will inform each buyer of the same.

PRIVATE COMMON AREAS AND FACILITIES
The City of Fort Worth shall be responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, landscaped areas and open spaces, water, wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions private common areas and facilities. The City of Fort Worth shall not be responsible for damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

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.

CONSTRUCTION PROHIBITED
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 UNALTERED
This Report 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.

OWNERS:
LG CENTREREPORT 1, LLC,
A TEXAS LIMITED PARTNERSHIP
2311 CEDAR SPRINGS, #200
DALLAS, TEXAS 75201
PHONE: (214) 865-8090
CONTACT: WILL TOLLIVER

OWNERS CERTIFICATION

WHEREAS We, LG CENTREREPORT 1, LLC, are the sole owners of a tract of land situated in the Vincent J. Hutton Survey, Abstract No. 681, City of Fort Worth, Tarrant County, Texas, Block A of CentreReport, an addition to the City of Ft. Worth, Tarrant County, Texas, according to Plat of Record No. D215252860 in the Official Public Records, Tarrant County, Texas, and also being in Instrument No. 215045411 in the Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron cap stamped "JDJR" set for corner in the east right-of-way line of State Highway 360 (a variable width Right-Of-Way), some being the southeast corner of Lot 3, Block A, said CentreReport;

THENCE North 89°46'00" East, departing said east right-of-way line and along the south line of said Lot 3, a distance of 255.89 feet to an "X" set in concrete for corner of the southeast corner of Lot 1, Block A of said CentreReport;

THENCE South 89°46'00" West, along the north line of said Lot 6, a distance of 254.58 feet to an "X" set in concrete for corner of the northwest corner of said Lot 6 and also being in the said east right-of-way line of State Highway 360;

THENCE North 0°01'40" West, along the said east right-of-way line of State Highway 360, a distance of 328.00 feet to the **POINT OF BEGINNING** and CONTAINING 83,717 square feet or 1,921.9 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, LG CENTREREPORT 1, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOT 4R, BLOCK A, CENTREREPORT**, an addition to the City of Fort Worth, Texas, and does hereby dedicate to the public use forever, the streets, easements and alleys.

PLAT APPROVED subject to all plotting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

WITNESS at my hand, this the 25th day of July, 2016.

By: Will Tolliver, Managing Member
LG CENTREREPORT 1, LLC, a Texas limited liability company
By: LG CAPITAL, LLC, a Texas limited liability company

By: Will Tolliver, Managing Member

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared WILL TOLLIVER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same were the act of the said LG CAPITAL, LLC, that he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 25th day of July, 2016.

Notary Public in and for the State of Texas

By: Will Tolliver, Chairman
By: Ronald Sumpster, Secretary

Plat Approval, Date: 8/12/2016
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

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.

LOT 4R, BLOCK A CENTREREPORT
BEING A REPLAT OF LOTS 4 AND 5, BLOCK A, CENTREREPORT AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN D215252860, P.R.T.C.T.
1 COMMERCIAL LOT
MARCH 2016

PREPARED BY:
JDJR ENGINEERS AND CONSULTANTS, INC.
TERRIS Firm No. 1003989-00
ENGINEERS • LAND PLANNERS • SURVEYORS
2800 Texas Drive Suite 100 Inna, Texas 75082
Tel: 972-262-5857 Fax: 972-262-9888

DATE: MARCH 23, 2016 DRAWN BY: BJC
CHECKED BY: GB

JDJR PROJECT NO. 1090-3-16
SCALE: 1" = 40'
© COPYRIGHT 2016

D216184269

08/12/2016

FS16-072