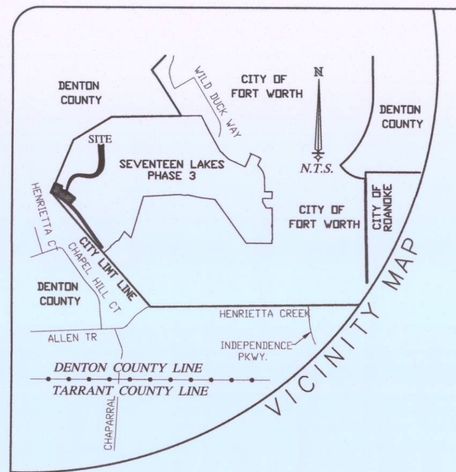
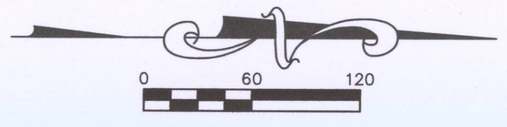




LEGEND:
C.M. = CONTROL MONUMENT
IRF = IRON ROD FOUND
VOL. = VOLUME
PG. = PAGE
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY, TEXAS
W/ = WITH
BL = BUILDING LINE
UE = UTILITY EASEMENT
WE = WATER EASEMENT
R.O.W. = RIGHT-OF-WAY
WE = WATER EASEMENT
SF = SQUARE FEET

REPLAT BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1260.00'	28°02'59"	616.85'	N 55°08'46" W	610.70'
C2	50.00'	132°50'57"	115.93'	S 42°15'26" E	91.65'
C3	1293.00'	8°17'14"	187.02'	S 58°10'46" E	186.85'
C4	1173.00'	12°54'08"	264.14'	S 47°35'05" E	263.59'

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1173.00'	2°12'49"	45.32'	N 55°08'33" W	45.32'

REPLAT BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°08'01" W	6.44'
L2	S 73°20'41" E	111.16'
L3	S 35°57'51" W	120.00'

NOTES:

1. FLOOD STATEMENT:
BY GRAPHIC SCALE NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE A OF THE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48121C0635G FOR THE CITY OF FORT WORTH, TEXAS, AS DEPICTED FROM THE COMMUNITY MAP AND PANEL NO. 480596 0635 G, MAP REVISED APRIL 18, 2011 THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

2. BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND MAY 20, 2014 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.

3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

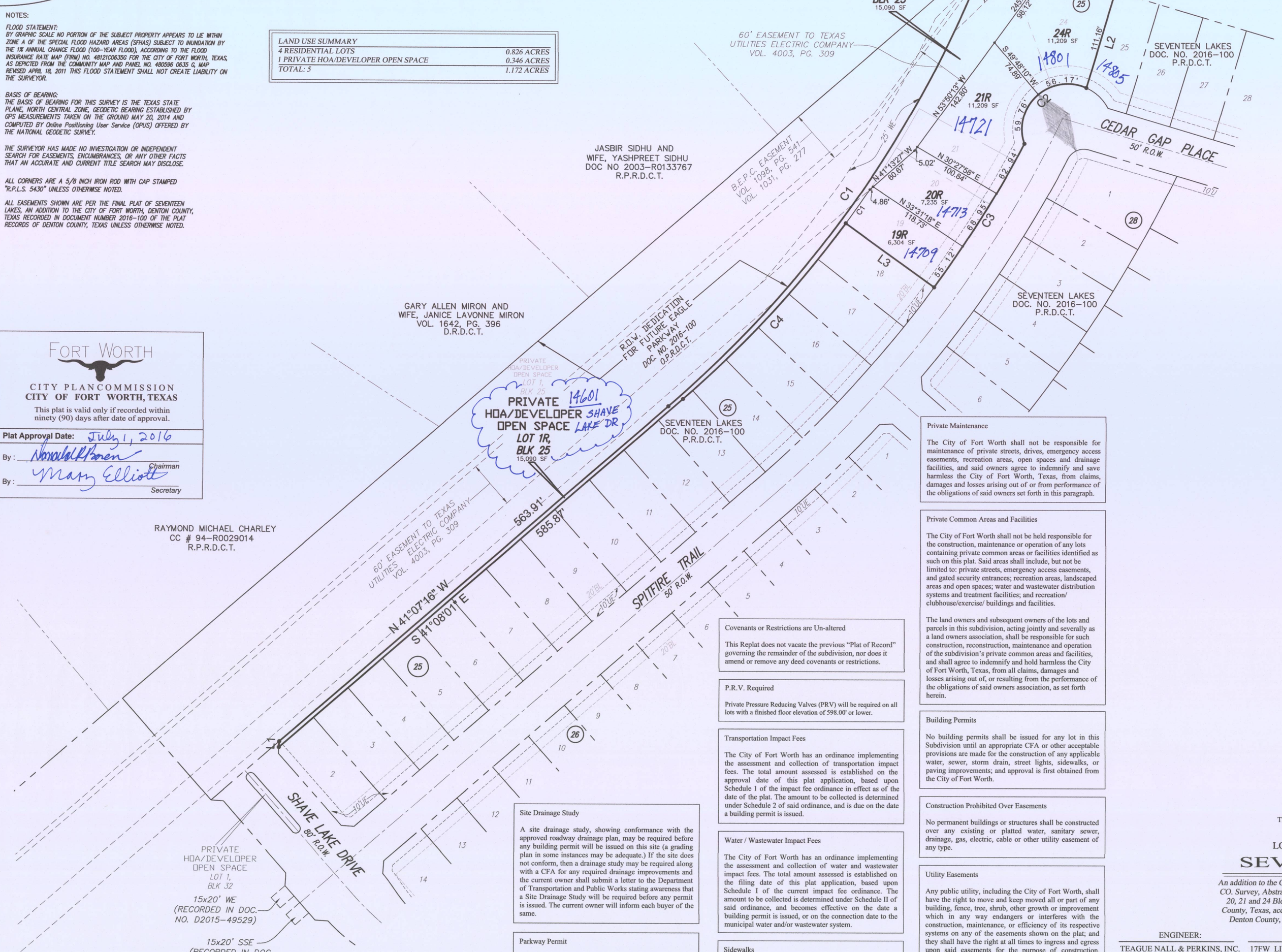
4. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.

5. ALL EASEMENTS SHOWN ARE PER THE FINAL PLAT OF SEVENTEEN LAKES, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS RECORDED IN DOCUMENT NUMBER 2016-100 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS UNLESS OTHERWISE NOTED.

LAND USE SUMMARY	
4 RESIDENTIAL LOTS	0.826 ACRES
1 PRIVATE HOA/DEVELOPER OPEN SPACE	0.346 ACRES
TOTAL: 5	1.172 ACRES

FORT WORTH
CITY PLANCOMMISSION
CITY OF FORT WORTH, TEXAS
This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: July 1, 2016
By: Norman Brown Chairman
By: Mary Elliott Secretary



Private Maintenance

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.

Private Common Areas and Facilities

The City of Fort Worth shall not be held 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, and gated security entrances; recreation areas, landscaped areas and open spaces; water and 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, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, 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 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.

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.

Covenants or Restrictions are Un-altered

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.

P.R.V. Required

Private Pressure Reducing Valves (PRV) will be required on all lots with a finished floor elevation of 598.00' or lower.

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 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.

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 current impact fee 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 on the connection date to the municipal water and/or wastewater system.

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".

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.

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.

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS the 17FW Limited Partnership, a Texas limited partnership and DRP TX 1, LLC, a Deleware limited liability company are the owner's of 1.172 acres of land, being all of Lots 1, 19, 20, 21 and 24 Block 25, Seventeen Lakes, an addition to the City of Fort Worth, Denton County, Texas, according to the plat filed in Document Number 2016-100, Plat Records of Denton County, Texas.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT 17FW Limited Partnership, a Texas limited partnership, does hereby adopt this plat as:

LOTS 1R, 19R, 20R, 21R, & 24R, BLOCK 25
SEVENTEEN LAKES

An addition to the City of Fort Worth, Denton County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this the 28th day of June 2016.

OWNER OF LOTS 1, 19, 20, AND 21, BLOCK 25

17FW Limited Partnership,
a Texas limited partnership

By: _____

OWNER OF LOT 24, BLOCK 25

DRP TX 1, LLC,
a Deleware limited liability company

By: DW General Partner, LLC,
a Deleware limited liability company

By: _____

STATE OF TEXAS
COUNTY OF Tarrant

Before me, the undersigned authority, on this day did personally appear Robert Bolanovich of 17FW Limited Partnership, a Texas limited partnership, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she 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 the 28th day of June, 2016.

Kim Miller
Notary Public in and for the State of Texas

My Commission expires 08/19/16

KIM MILLER
Notary Public
STATE OF TEXAS
My Comm. Exp. August 19, 2016

STATE OF ~~TEXAS~~ NEW YORK
COUNTY OF NEW YORK

Before me, the undersigned authority, on this day did personally appear Shawn R. Singh of DRP TX 1, LLC., a Deleware limited liability company, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she 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 the 24th day of June, 2016.

Elizabeth Ryvkin
Notary Public in and for the State of ~~Texas~~ New York

My Commission expires 6/15/2019

ELIZABETH RYVKIN
Notary Public, State of New York
No. 02RY6328230
Qualified in King County
My Commission Expires 06/15/2019

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS UNDER MY HAND THIS THE 14th DAY OF June, 2016.

BJ Mad
BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS
REGISTERED
BRIAN J. MADDOX
5430
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF KAUFMAN:

FS16-105

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF June, 2016.

Allison M. Stewart
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ALLISON M. STEWART
Notary Public, State of Texas
Comm Expires 04-01-2020
Notary ID 124834849

FORT WORTH FIRE DEPARTMENT
JAM
06-30-16

THIS PLAT FILED IN C.C. #ID_____, DATE: _____.

FINAL PLAT OF
LOTS 1R, 19R, 20R, 21R, & 24R, BLOCK 25

SEVENTEEN LAKES

An addition to the City of Fort Worth, Denton County, Texas, situated in the M.E.P. & P.RR. CO. Survey, Abstract No. 906, Denton County, Texas and being a replat of all of Lots 1, 19, 20, 21 and 24 Block 25, Seventeen Lakes, an addition to the City of Fort Worth, Denton County, Texas, according to the plat filed in Document Number 2016-100, Plat Records of Denton County, Texas, and containing 51,047 Square Feet or 1.172 acres of land total.

ENGINEER:	OWNER:	OWNER:	SURVEYOR:
TEAGUE NALL & PERKINS, INC. 1100 Macon Street, Fort Worth, Texas 76102 TBPE Registration No. F-230	17FW LIMITED PARTNERSHIP 218 West Wall Street, Grapevine, Texas 76051	DRP TX 1, LLC 590 Madison Avenue, 9th Floor, New York, New York 10022	MADDOX SURVEYING & MAPPING, INC. P.O. Box 2109 Forney, Texas 75126 Phone: (972) 564-4416 FIRM REG NO. 10013200

FS-16-105
(Reference FP-14-083)

Filed for Record
in the Official Records Of:
Denton County
On: 7/6/2016 1:16:34 PM
In the PLAT Records
SEVENTEEN LAKES
Doc Number: 2016 – 2024
Number of Pages: 1
Amount: 50.00
Order#:20160706000415
By: JR

June 14, 2016 | 1"=60' | Sheet 1 of 1