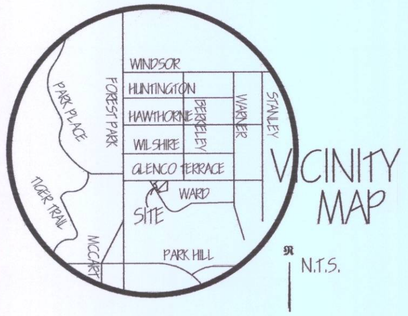

VICINITY MAP

N.T.S.

NOTES:

CM DENOTES MONUMENTS USED FOR BASIS OF BEARING.

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SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

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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.

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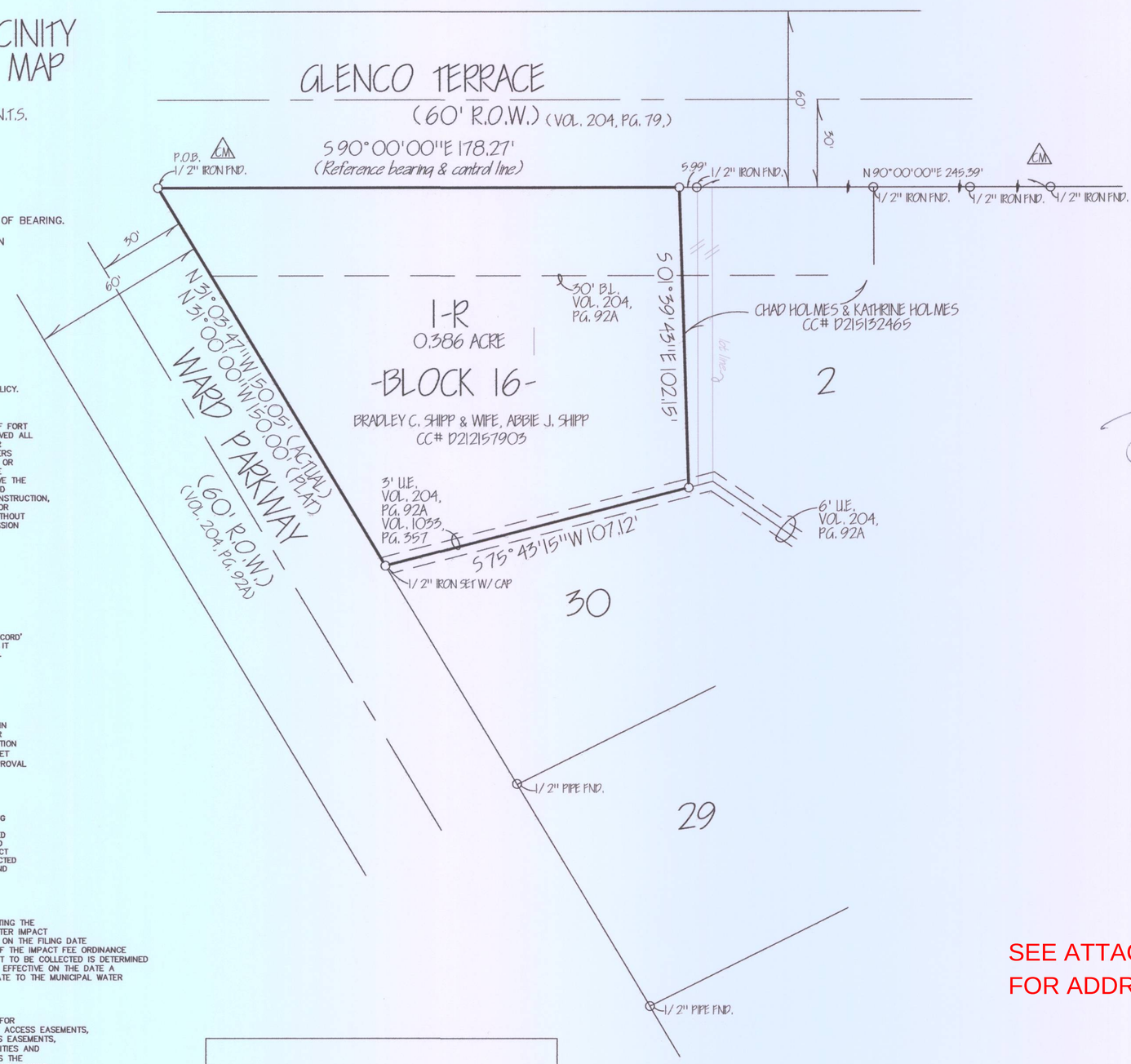

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Bradley C. Shipp and wife, Abbie J. Shipp are the sole owners of a portion of Lot 1, Block 16, BERKELEY, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204, Page 92A, Plat Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron found at the Northwest corner of said Lot 1 and the intersection of the South line of Glenco Terrace (60' R.O.W.) with the East line of Ward Parkway (60' R.O.W.);
THENCE S 90° 00' 00" E, along the South line of said Glenco Terrace, 178.27 feet to the Northwest corner of a portion of Lot 1, said Block 16, conveyed to Chad Holmes and Kathrine Holmes by deed recorded in CC# D215132465, Deed Records, Tarrant County, Texas;
THENCE S 01° 39' 43" E, along the West line of said Holmes portion of said Lot 1, 102.15 feet to the South line of said Lot 1 in the North line of Lot 30, said Block 1;
THENCE S 75° 43' 15" W, along the common line of said Lots 1 and 30, a distance of 107.12 feet to a ½" iron set with Fulton Surveying cap in the East line of said Ward Parkway;
THENCE N 31° 03' 47" W, along the East line of said Ward Parkway, 150.05 feet to the POINT OF BEGINNING and containing 0.386 acre of land.

THAT, Bradley D. Shipp and wife, Abbie J. Shipp do hereby adopt this plat designating the hereinafter described property as Lot 1R, Block 16, BERKELEY, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys and easements shown hereon.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this 3rd of January 2016. 2017

Bradley C. Shipp
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bradley C. Shipp, 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 purposes and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL, this the 3rd day of January 2016. 2017

Courtney Doggett
Notary Public in and for
The State of Texas
My Commission Expires: July 28, 2019

COURTNEY DOGGETT
Notary Public, State of Texas
Comm. Expires 07-28-2019
Notary ID 13031071-4

Abbie J. Shipp
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Abbey J. Shipp, 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 purposes and consideration therein expressed, and in the capacity therein stated.
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SEE ATTACHED PAGE
FOR ADDRESS ASSIGNMENT

FORT WORTH FIRE DEPARTMENT
L. McLain
01-05-17

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: January 6, 2017
BY: Donald R. Boren
CHAIRMAN
BY: Mary Elliott
SECRETARY

STATE OF TEXAS REGISTERED SUSAN L. STEWART 5495 PROFESSIONAL LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.
BY: Susan L. Stewart
DATE: 5-3-16

OWNER:
BRADLEY C. SHIPP
ABBIE J. SHIPP
2230 WARD PARKWAY
FORT WORTH, TX. 76110

SURVEYOR:
SUSAN L. STEWART, R.P.L.S.
FULTON SURVEYING, INC.
115 ST. LOUIS AVENUE
FORT WORTH, TEXAS 76104
817-335-3625 OFFICE
817-335-3629 FAX

FINAL PLAT

Lot 1-R, Block 16
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Being A Replat of
A Portion of Lot 1, Block 16
BERKELEY
An Addition to the City of Fort Worth, Tarrant County, Texas
According to the Plat recorded in Volume 204, Page 92A
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SCALE: 1" = 30'

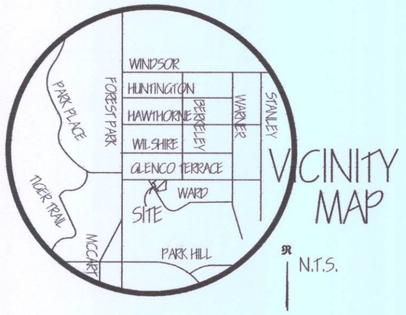
30 0 30 60 90
GRAPHIC SCALE - FEET

CASE # FS-16-131

PLAT FILED 1/6/2017, 2016 2017
INSTRUMENT NO. D217004224,
TARRANT COUNTY PLAT RECORDS

FULTON SURVEYING, INC.
115 ST. LOUIS AVENUE
FORT WORTH, TEXAS 76104
(817) 335-3625
FAX (817) 335-3629
TX. FIRM REG./LIC. NO. 10053600

SS #1606OREPLAT



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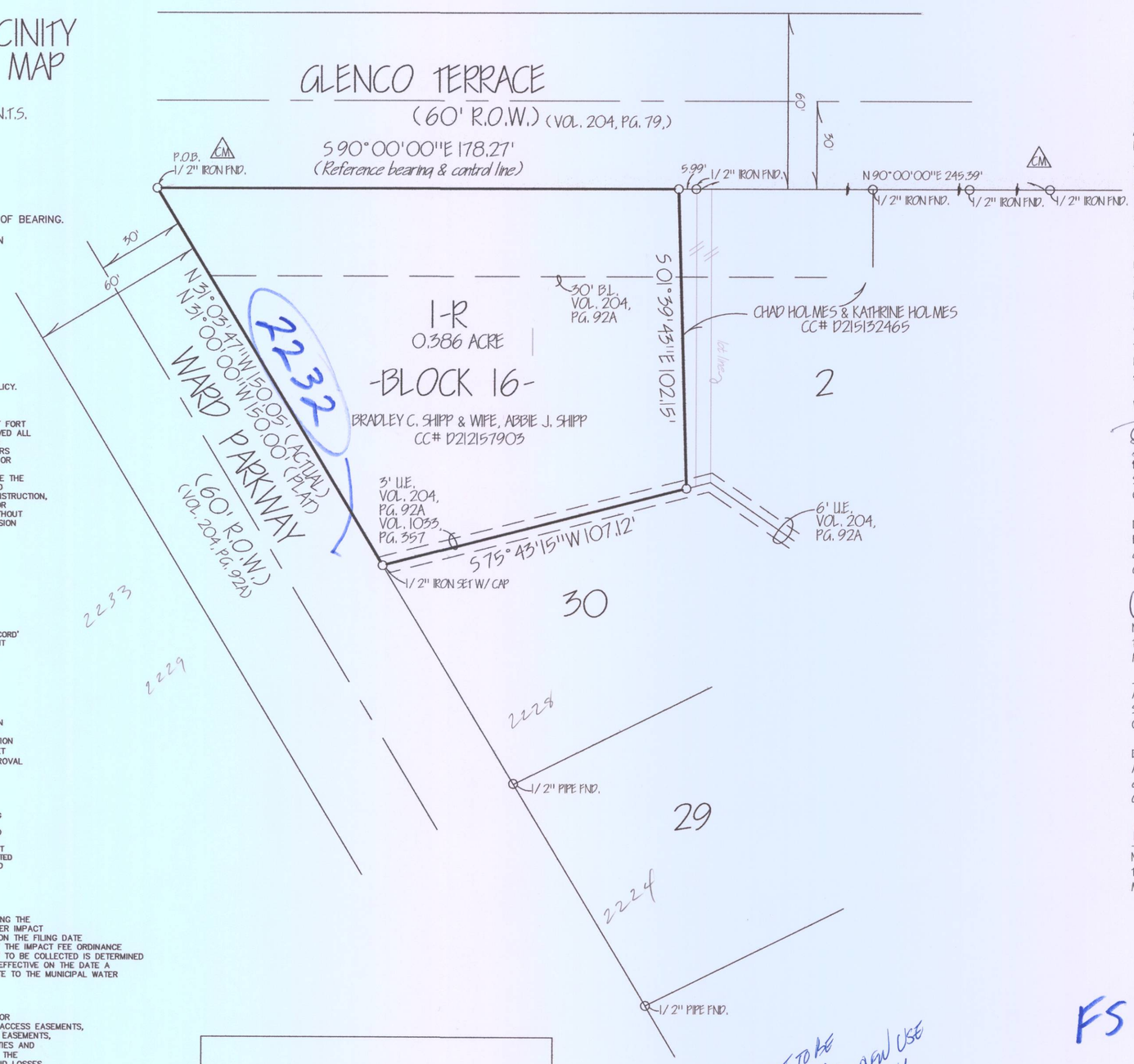

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FS16-131

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BY: _____

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