

NOTE:
Covenants and 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.

LINE	BEARING	DISTANCE
L1	N 89°43'22" E	34.55'
L2	N 89°31'22" E	41.91'
L3	N 59°32'22" E	8.70'
L4	N 59°32'22" E	11.75'
L5	N 30°27'38" W	3.87'
L6	N 59°32'22" E	18.00'
L7	S 30°27'38" E	2.00'
L8	N 59°32'22" E	13.16'
L9	S 30°27'38" E	1.98'
L10	N 59°32'22" E	24.05'

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.

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 approval date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 of said ordinance, and becomes effective on the date a building permit is issued, or 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 easement 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, maintain, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

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.

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 100-year flood elevation.

P.R.V.'s required - Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

SITE DRAINAGE STUDY
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary 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.

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/cubhouse/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.

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, cable or other utility easement of any type.

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 TARRANT

BEING a tract of land situated in the S.G. Jennings Survey, Abstract No. 844 and the J. Childress Survey, Abstract No. 250, City of Fort Worth, Tarrant County, Texas, and being all of Lots 1, 2, 3, 4 and A, and a portion of Lot 5, Block A-7, of the Daggett's Addition, an addition to Fort Worth, Texas and recorded in Volume 388-65, Page 49 and Volume 1, Page 2 of 314 of the Plat Records of Tarrant County, Texas, (P.R.T.C.T.) and being all of Lots 9 and 10 and a portion of Lots 6, 7, and 8 of the Jennings East Addition an addition to Fort Worth, Texas and recorded in Volume 1, Page 4 of 314 (P.R.T.C.T.) and being all of a tract of land described in instrument to MLAND LODGING, LLC as recorded in Document No. D215215621 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more described as follows;

BEGINNING at a Y Cut found at the southeast corner of said MLAND LODGING, LLC tract, said point being on the westerly right-of-way line of Houston Street (a 80' right-of-way) as recorded in Volume 388-65, Page 49 (P.R.T.C.T.);

THENCE, departing the westerly right-of-way line of Houston Street, South 59 degrees 32 minutes 22 seconds West, a distance of 200.00 feet to a 60D Nail found at the southwest corner of said MLAND LODGING, LLC tract, said point being on the easterly right-of-way line of Throckmorton Street (a 80' right-of-way) as recorded in Volume 388-65, Page 49 (P.R.T.C.T.);

THENCE, along the easterly right-of-way line of said Throckmorton Street, North 30 degrees 27 minutes 38 seconds West, a distance of 87.16 feet to a P.K. Nail found;

THENCE, departing the easterly right-of-way line of said Throckmorton Street, North 00 degrees 28 minutes 38 seconds West, a distance of 57.39 feet to a 1/2 inch iron rod found at the most westerly northwest corner of said MLAND LODGING, LLC tract;

THENCE, along the north line of said MLAND LODGING, LLC tract, the following:

North 89 degrees 43 minutes 22 seconds East, a distance of 34.55 feet to a point for corner;

North 89 degrees 31 minutes 22 seconds East, a distance of 41.91 feet to a point for corner;

North 59 degrees 32 minutes 22 seconds East, a distance of 8.70 feet to a point for corner;

North 00 degrees 28 minutes 38 seconds West, a distance of 59.01 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" for corner;

North 59 degrees 32 minutes 22 seconds East, a distance of 11.75 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" for corner;

North 30 degrees 27 minutes 38 seconds West, a distance of 3.87 feet to a point for corner;

North 59 degrees 32 minutes 22 seconds East, a distance of 18.00 feet to a point for corner;

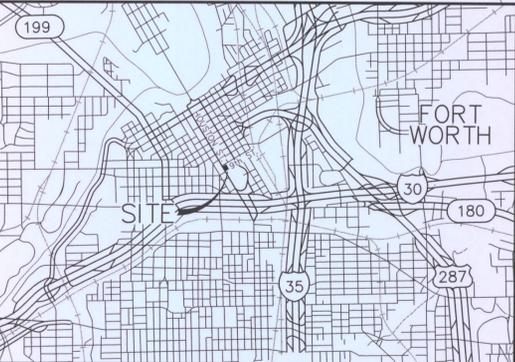
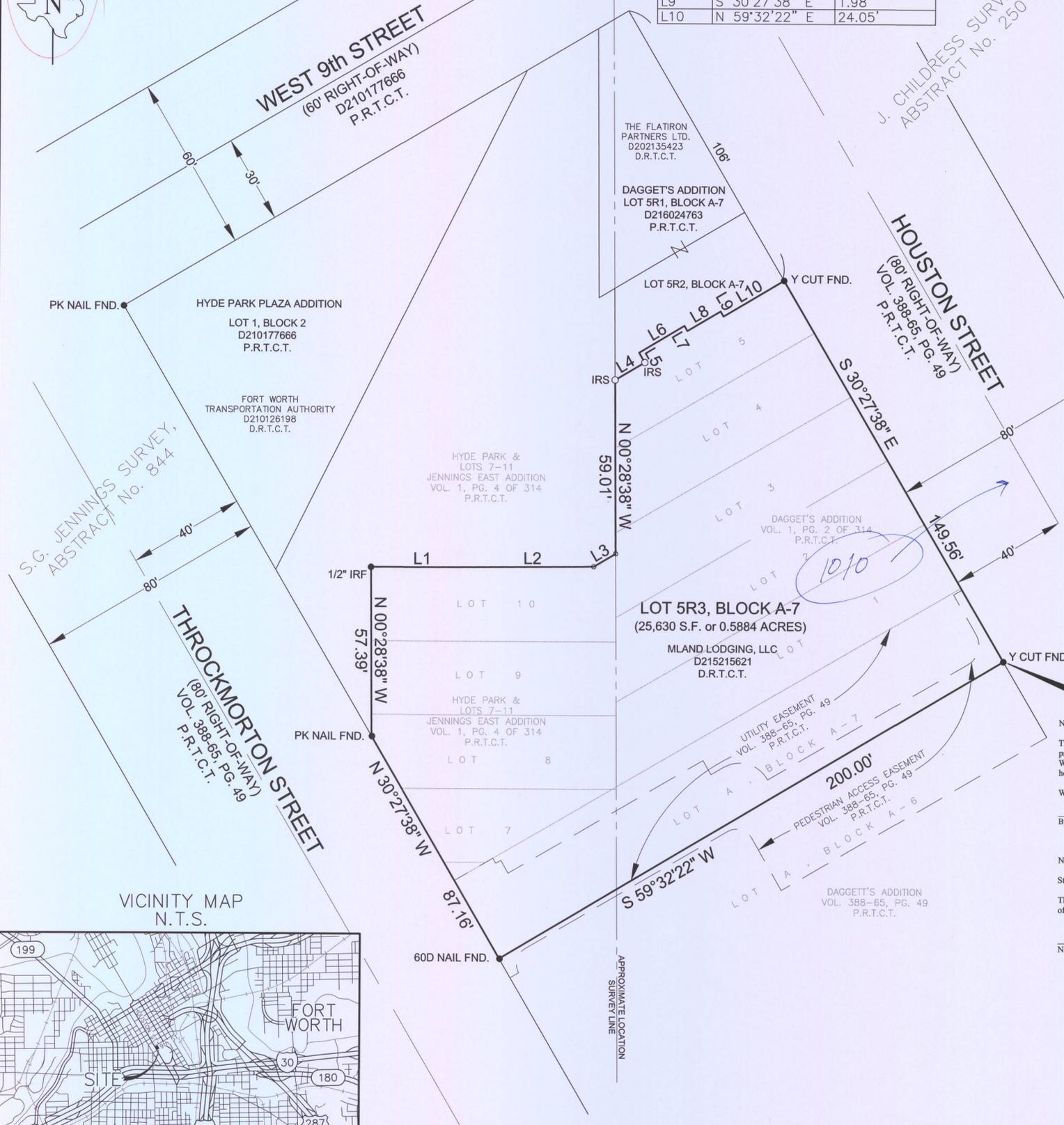
South 30 degrees 27 minutes 38 seconds East, a distance of 2.00 feet to a point for corner;

North 59 degrees 32 minutes 22 seconds East, a distance of 13.16 feet to a point for corner;

South 30 degrees 27 minutes 38 seconds East, a distance of 1.98 feet to a point for corner;

North 59 degrees 32 minutes 22 seconds East, a distance of 24.05 feet to a Y Cut found at the northeast corner of said MLAND LODGING, LLC tract, said point being on the westerly right-of-way line of the aforementioned Houston Street;

THENCE, along the westerly right-of-way line of said Houston Street, South 30 degrees 27 minutes 38 seconds East, a distance of 149.56 feet to the POINT OF BEGINNING and CONTAINING 25,630 Square Feet or 0.5884 of an Acre of land, more or less.



○ IRS=5/8 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
NO PORTION OF THE SUBJECT TRACT IS AFFECTED BY THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP TARRANT COUNTY, TEXAS, MAP NUMBER 48439C0190K & 48439C0309K, DATED SEPTEMBER 25, 2009

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I, Pravin Patel on behalf of MLAND LODGING, LLC, the owner of the herein above described real property and do hereby adopt this plat as LOT 5R3, BLOCK A-7, DAGGETTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and we do hereby dedicate to the public use forever the right-of-way and easements shown hereon.

WITNESS MY HAND THIS 26th day of October, 2016.
By: P.R. Patel

NOTARY PUBLIC
State of Texas
This instrument was acknowledged before me on this 26th day of October, 2016 by Pravin Patel, of Mland Lodging LLC, a Texas limited liability company.

ZACHARYN NETHERLAND
Notary Public, State of Texas
Comm. Expires 02-23-2020
Notary ID 13655214-1

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
This plat is valid if recorded within 90 days after date of approval.

Plat Approval Date: 11/4/2016
By: Donald R. Boren Chairman
By: Dana Burpoff Secretary

For Huitt-Zollars, Inc.
MSP
Mitchell S. Pillar
Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
Firm Registration No. 10025600
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202-1236
Phone 214.871.3311, extension 10022
Fax 214.871.0757



FINAL PLAT
LOT 5R3, BLOCK A-7
DAGGETTS ADDITION
AN ADDITION TO THE CITY OF FT. WORTH
TARRANT COUNTY, TEXAS
0.5884 ACRES SITUATED IN THE
S.G. JENNINGS SURVEY, ABSTRACT No. 844
& THE J. CHILDRESS SURVEY, ABSTRACT No. 250
BEING A REPLAT OF LOTS 1-5 and A - BLOCK A-7
DAGGETTS ADDITION
and LOTS 6-10 of the JENNINGS EAST ADDITION

PREPARED BY
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

THIS PLAT FILED UNDER DOCUMENT NO. D216260994 DATE 11/4/16

CASE NO. FS-16-146