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 doe snot 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.

DEED COVENANTS OR RESTRICTIONS
This replat does not vacate the previous "plat of record" governing the remainder of the subdivision, not does it amend or remove any deed covenants or restrictions on the remainder of the subdivision.

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 f the date of plat. the amount to be collected is determined under schedule 2 of said ordinance, and is due on the date a building permit is based.

PARKWAY PERMIT
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

BUILDING PERMIT
No building permit shall be issued for any lot in this Subdivision until an approved 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.

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".

UTILITY EASEMENTS
Any public franchise 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 ways 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 thier respective systems without the necessity at any time of procuring the permission of anyone.

WATER / WASTEWATER IMPACT FEE
The City of Fort Worth has an ordinance implementing the assessment of 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 impact fee ordinance in effect as of the date of the plat. 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 the connection date to the municipal water and/or wastewater system.

CONSTRUCTION OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

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 any claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS PLAT IS THE PLAT FOR SO7 ADDITION, AS RECORDED IN CABINET A, SLIDE 9821, PLAT RECORDS, TARRANT COUNTY, TEXAS AND AS MONUMENTED ON THE GROUND.

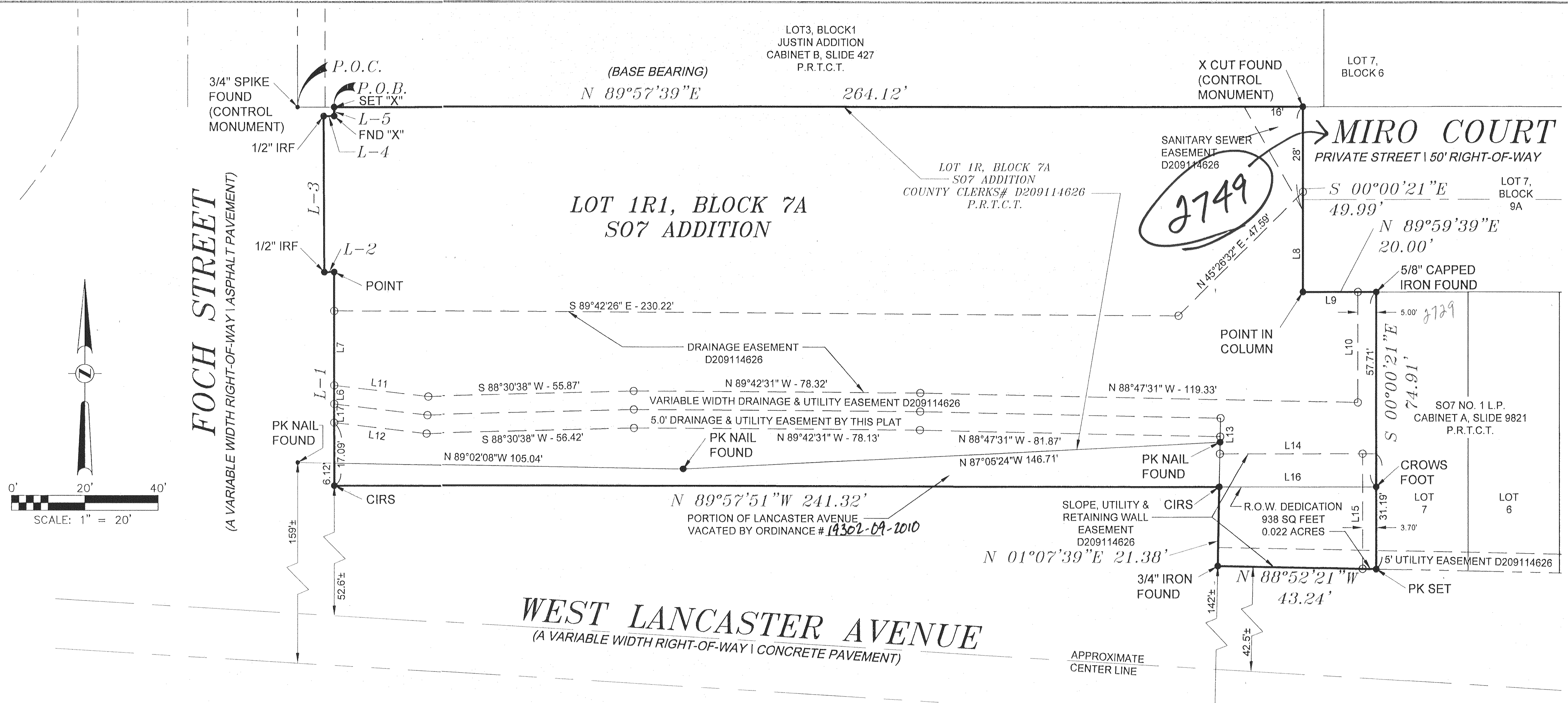
LAND USE TABLE:

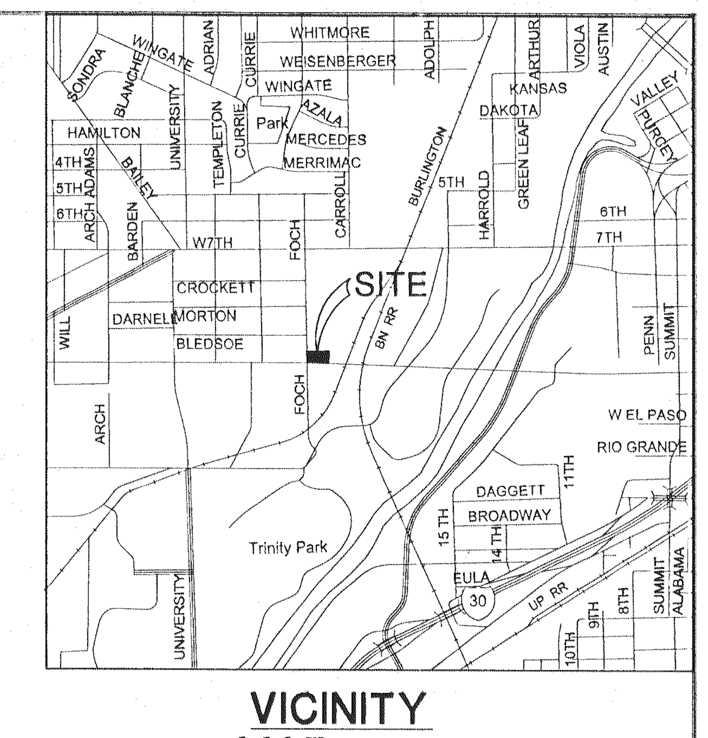
TOTAL GROSS ACREAGE	0.649 ACRES
NUMBER OF RESIDENTIAL LOTS	–
NUMBER OF NON-RESIDENTAL LOTS	1
NON-RESIDENTIAL ACREAGE	0.649 ACRES
RESIDENTIAL ACREAGE	–
PRIVATE PARK ACREAGE	–
PUBLIC PARK ACREAGE	–
STREET ACREAGE –	

CARTER SURVEYING & MAPPING
Weatherford, TX 76086
110 A Palo Pinto Street
817-594-0400 FAX: 817-594-0403

OWNER:
1111 FOCH STREET, LLC
2200 WEST 7TH STREET
SUITE 200
FORT WORTH, TX 76107
(817)870-8885

P10-0127





VICINITY MAP
(NOT TO SCALE)

URBAN FORESTRY NOTE
Compliance with Tree Ordinance #18615-05-2009 will be required for this site.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°00'21" W	57.82'
L2	S 89°44'38" W	2.70'
L3	N 00°15'22" W	42.10'
L4	N 89°44'38" E	2.89'
L5	N 00°00'21" W	2.42'
L6	N 00°00'21" W	5.03'
L7	N 00°00'21" W	20.19'
L8	S 00°00'21" E	27.05'
L9	N 89°59'39" E	15.00'
L10	S 00°00'21" E	29.86'
L11	N 83°15'23" W	25.84'
L12	S 83°15'23" E	25.38'
L13	S 01°07'39" W	9.66'
L14	N 89°59'39" E	38.93'
L15	S 00°00'21" E	31.12'
L16	N 87°57'51" W	42.81'
L17	N 00°00'21" W	5.04'

FILED TARRANT COUNTY TEXAS 2010 SEP 24 PM 2:23

STATE OF TEXAS §
COUNTY OF TARRANT §
OWNER'S DEDICATION

BEING A TRACT OF LAND SITUATED IN THE J.M.C. LYNCH SURVEY, ABSTRACT NO. 955, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING LOT 1R, BLOCK 7A, SO7 ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT RECORDED AS COUNTY CLERKS DOCUMENT NUMBER D209114626, TARRANT COUNTY, TEXAS BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED BY DEED TO 1111 FOCH STREET, LLC, RECORDED IN COUNTY CLERKS DOCUMENT NUMBER D209134448 AND D209134449, DEED RECORDS, TARRANT COUNTY TEXAS, AND BEING THAT PORTION OF THE RIGHT-OF-WAY OF WEST LANCASTER AVENUE VACATED BY CITY OF FORT WORTH ORDINANCE 19302-09-2010, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A **3/4 INCH IRON** ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF FOCH STREET (A VARIABLE WIDTH RIGHT-OF-WAY), THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, JUSTIN ADDITION, AND ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 427, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89°57'39" EAST, WITH THE EAST RIGHT-OF-WAY LINE OF FOCH STREET AND THE SOUTH LINE OF SAID LOT 3, BLOCK 1, JUSTIN ADDITION, A DISTANCE OF 10.00 FEET TO A **SET "X"**, BEING THE POINT OF BEGINNING.

THENCE NORTH 89°57'39" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID FOCH STREET, WITH THE SOUTH LINE OF SAID LOT 3, BLOCK 1, JUSTIN ADDITION, AND WITH THE NORTH LINE SAID LOT 1, BLOCK 7A, SO7 ADDITION, A DISTANCE OF 264.12 FEET TO AN **"X" CUT** IN THE CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID LOT1, BLOCK 7A, SO7 ADDITION, THE NORTHWEST CORNER OF LOT3, BLOCK 9A OF SAID SO7 ADDITION AND BEING THE WEST END OF MIRO COURT (A 50 FOOT WIDE PRIVATE STREET)AS SHOWN ON THE PLAT OF SAID SO7 ADDITION;

THENCE SOUTH 00°00'21" EAST, WITH THE WEST END OF SAID MIRO COURT, A DISTANCE OF 49.99 FEET TO A **POINT IN COLUMN** FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 9A, SO7 ADDITION;

THENCE NORTH 89°59'39" EAST, WITH THE SOUTH LINE OF SAID LOT 3, BLOCK 9A, SO7 ADDITION, A DISTANCE OF 20.00 FEET TO A **5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DUNAWAY ASSOC. LP"** FOUND FOR THE NORTHWEST CORNER OF LOT 7, BLOCK 7 OF SAID SO7 ADDITION,;

THENCE SOUTH 00°00'21" EAST, WITH THE WEST LINE OF SAID LOT 7, BLOCK 7, SO7 ADDITION, A DISTANCE OF 74.91 FEET TO **SET 'PK'** FOUND IN THE NORTH RIGHT-OF-WAY LINE OF WEST LANCASTER AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY), THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 7, SO7 ADDITION, AND THE SOUTHEAST CORNER OF LOT 1R, BLOCK 7A, SO7 ADDITION;

THENCE NORTH 88°52'21" WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WEST LANCASTER AVENUE A DISTANCE OF 43.24 FEET TO A **3/4 INCH IRON ROD** FOUND FOR THE MOST WESTERLY, SOUTHEAST CORNER OF SAID LOT 1R, BLOCK 7A, SO7 ADDITION;

THENCE NORTH 01°07'39" EAST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WEST LANCASTER AVENUE AND WITH A WEST LINE OF SAID LOT 1R, BLOCK 7, SO7 ADDITION, A DISTANCE OF 21.38 FEET TO A **IRON ROD WITH PLASTIC CAP STAMPED "5691"** SET IN THE NEW NORTH RIGHT-OF-WAY LINE OF SAID WEST LANCASTER AVENUE;

THENCE NORTH 89°57'51" WEST, WITH THE NEW NORTH RIGHT-OF-WAY LINE OF WEST LANCASTER AVENUE, A DISTANCE OF 241.32 FEET TO A **IRON ROD WITH PLASTIC CAP STAMPED "5691"** SET FOR A NEW SOUTHWEST CORNER OF SAID LOT 1R, BLOCK 7A, SO7 ADDITION IN THE NEW EAST RIGHT-OF-WAY LINE OF FOCH STREET;

THENCE NORTH 00°00'21" WEST, WITH THE EAST RIGHT-OF-WAY LINE OF FOCH STREET, A DISTANCE OF 57.82 FEET TO A **POINT** FOR CORNER;

THENCE SOUTH 89°44'38" WEST, WITH THE EAST RIGHT-OF-WAY LINE OF FOCH STREET, A DISTANCE OF 2.70 FEET TO A **IRON ROD** FOUND FOR CORNER;

THENCE NORTH 00°15'22" WEST, WITH THE EAST RIGHT-OF-WAY LINE OF FOCH STREET, A DISTANCE OF 42.10 FEET TO A **IRON ROD** FOUND FOR CORNER;

THENCE NORTH 89°44'38" EAST, WITH THE EAST RIGHT-OF-WAY LINE OF FOCH STREET AND THE WEST LINE OF SAID LOT 1R, BLOCK 7A, SO7 ADDITION, A DISTANCE OF 2.89 FEET TO A **FOUND "X"** FOR CORNER;

THENCE NORTH 00°00'21" EAST WITH THE EAST RIGHT-OF-WAY LINE OF FOCH STREET AND THE WEST LINE OF SAID LOT 1R, BLOCK 7A, SO7 ADDITION, A DISTANCE OF 2.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 29,184 SQUARE FEET OR **0.670** ACRES OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:
THAT I, ERIC CLAYTON, ON BEHALF OF 1111 FOCH STREET, LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 1R1, BLOCK 7A, SO7 ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND WE DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER, WITHOUT RESERVATION THE STREETS AND EASEMENTS, AND RIGHT-OF-WAY SHOWN THEREON. WITNESS MY HAND, THIS THE 23RD DAY OF SEPTEMBER, 2010.

OWNERS:
ERIC CLAYTON, MEMBER

ANGELA ESTRADA
Notary Public, State of Texas
My Commission Expires
August 21, 2011

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED ERIC CLAYTON, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF September 2010, 2010.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES 8-21-11

FS 10-014

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

Plat Approval Date : 8/24/2010

By: ______ Chairman

By: ______ Secretary

FLOOD PLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PANEL MAP No. 48439C0305K, REVISED SEPTEMBER 25, 2009, THE SUBJECT TRACT APPEARS TO BE IN THE FOLLOWING ZONE AREAS:

ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

PATRICK CARTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5691
DATE: 6-2010

STATE OF TEXAS REGISTERED PATRICK CARTER 5691 PROFESSIONAL LAND SURVEYOR

FORT WORTH FIRE DEPARTMENT
LT. RSC
9-23-2010

A FINAL PLAT OF
LOT 1R1
BLOCK 7A
SO7 ADDITION

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

AN ADDITION IN THE CENTRAL PART OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PART OF THE J.M.C. LYNCH SURVEY, ABSTRACT NO. 955, AND BEING A REPLAT OF LOT 1, BLOCK 7A AS RECORDED IN TARRANT COUNTY CLERKS FILE D209114626 DEED RECORDS, TARRANT COUNTY, TEXAS.

THIS PLAT WAS FILED AS COUNTY CLERK DOCUMENT NUMBER: D210235477
ON THE 24 DAY OF Sept, 2010