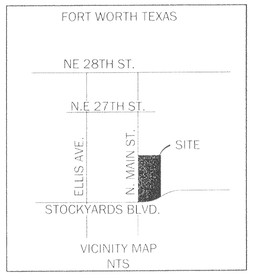
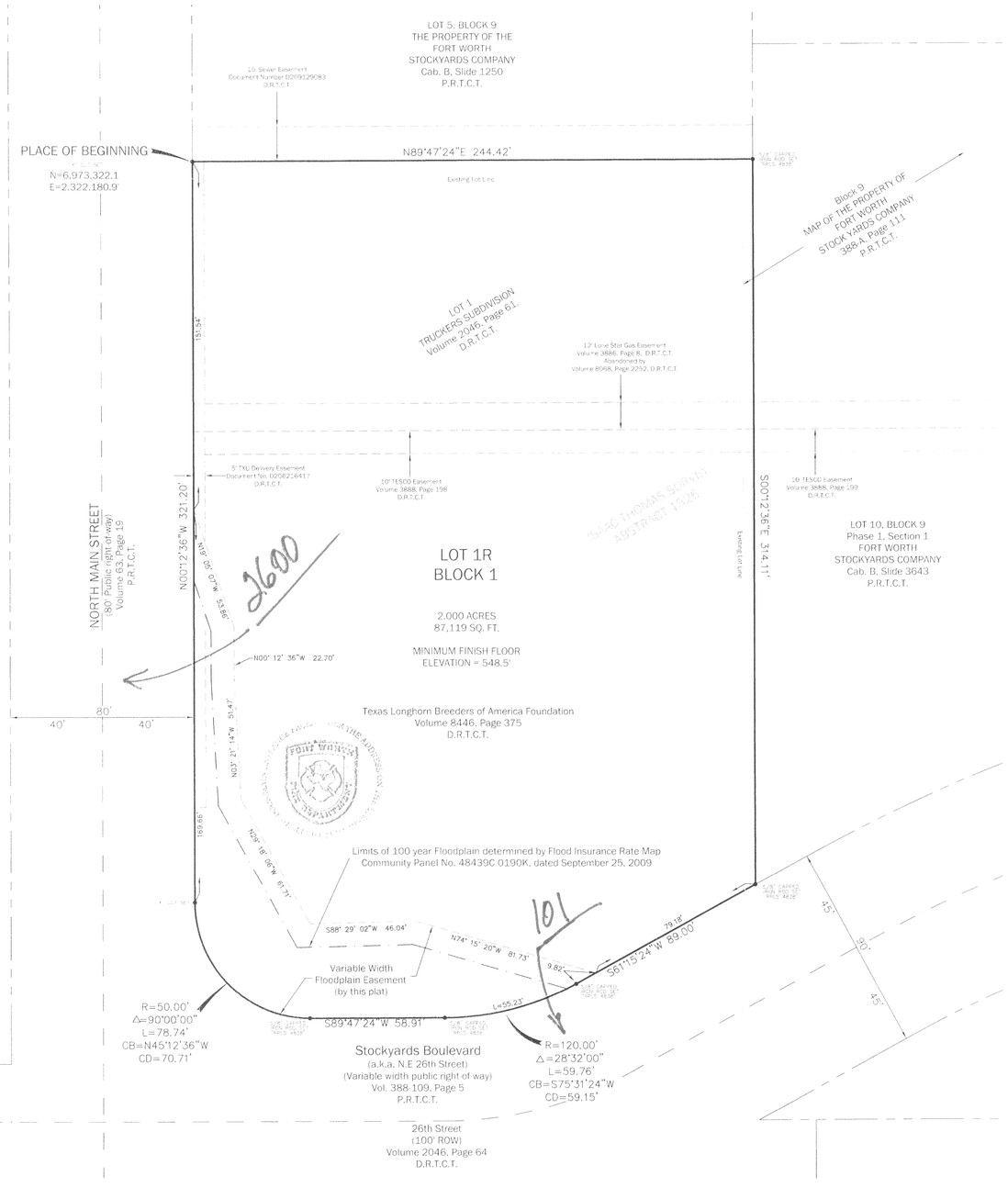


VICINITY MAP
NTS



GENERAL NOTES:

1. All coordinates and bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202).

All distances shown herein are surface distances.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C 0190K, dated September 25, 2009. Some portion of the property appears to lie within Zone "AE - Base Flood Elevation Determined"" defined as a "Special Flood Hazard Area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

3. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

1. 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 1 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 ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

2. 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.

3. 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.

4. 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.

5. 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(S) WISHING TO CONSTRUCT WITHIN THE FLOOD PLAIN. WHERE CONSTRUCTIONS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

6. FLOOD PLAIN / DRAINAGE-WAY; MAINTENANCE

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINGE-WAYS. THE DRAINGAE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

7. 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".

8. 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.

9. 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.

10. 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 PARKWAY PERMIT.

11. 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 SITEDOES 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.

12. 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.

13. URBAN FORESTRY

COMPLIANCE WITH TREE ORDINANCE #18615-05-2009 WILL BE REQUIRED.

14. P.R.V REQUIRED

PRIVATE P.R.V'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

N

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

THIS PLAT FILED IN DOCUMENT NUMBER D213314502, DATE 12-16-13

OWNERS CERTIFICATE

State of Texas §
County of Tarrant §

WHEREAS TEXAS LONGHORN BREEDERS OF AMERICA FOUNDATION, a Texas nonprofit corporation are the owners of that certain 2.00 acre tract of land situated in the Isaac Thomas Survey, Abstract Number 1526, Tarrant County, Texas (hereinafter referred to as Breeders Tract); said Breeders Tract being the remaining portion of Lot 1, Truckers Subdivision, an addition to the City of Fort Worth, according to the plat recorded in Volume 2046, Page 64, Deed Records, Tarrant County, Texas and a portion of Block 9, Map of the Property of the Fort Worth Stock Yards Company (hereinafter referred to as Block 9), an addition to the City of Fort Worth, according to the plat recorded in Volume 388-A, Page 111, Plat Records, Tarrant County, Texas; said Breeders Tract being described in a Warranty Deed dated January 21, 1986, as recorded in Volume 8446, Page 375, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said Breeders Tract being more particularly described, by metes and bounds, as follows:

BEGINNING at an "X" cut in concrete set for the Northwest corner of said Breeders Tract, same being in the West Line of said Block 9, same also being in the existing East right-of-way line of North Main Street (80' public ROW), according to the plat recorded in Volume 63, Page 19, Plat Records, Tarrant County, Texas (P.R.T.C.T.), same also being North 00 degrees 12 minutes 36 seconds West, a distance of 7.7 feet from the Northwest corner of said Lot 1, Truckers Subdivision, same also being the Southwest corner of Lot 5, Block 9, The Property of the Fort Worth Stockyards Company (hereinafter referred to as Lot 5), according to the plat recorded in Cabinet B, Slide 1250, P.R.T.C.T.;

THENCE North 89 degrees 47 minutes 24 seconds East, departing said existing East right-of-way line of said North Main Street with the common line between said Breeders Tract and said Lot 5, a distance of 244.42 feet to a five eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northeast corner of said Breeders Tract, same being the Southeast corner of said Lot 5, same also being in the West line of Lot Lot 10, Block 9, Phase 1, Section 1 of the Fort Worth Stockyards Company (hereinafter referred to as Lot 10), as recorded in Cabinet B, Slide 3643, P.R.T.C.T.;

THENCE South 00 degrees 12 minutes 36 seconds East with the common line between said Breeders Tract and said Lot 10, a distance of 314.11 feet to a five eighths inch iron rod with plastic cap stamped "RPLS 4838" set in the existing North right-of-way line of Stockyards Boulevard (a.k.a. N.E. 26th Street) (a variable width right-of-way), as recorded in Volume 388-109, Page 5, P.R.T.C.T.;

THENCE South 61 degrees 15 minutes 24 seconds West with the South line of said Breeders Tract and said existing North right-of-way line of Stockyards Boulevard, a distance of 89.00 feet to a five eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the right, whose long chord bears South 75 degrees 31 minutes 24 seconds West, a chord distance of 59.15 feet;

THENCE Southwesterly, continuing with the South line of said Breeders Tract and said existing North right-of-way line of Stockyards Boulevard, curving to the right, having a radius of 120.00 feet, through a central angle of 28 degrees 32 minutes 03 seconds, for an arc distance of 59.76 feet to a five eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the end of said curve;

THENCE South 89 degrees 47 minutes 24 seconds West, continuing with the South line of said Breeders Tract and said existing North right-of-way line of Stockyards Boulevard, a distance of 58.91 feet to a five eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the right, whose long chord bears North 45 degrees 12 minutes 36 seconds West, a chord distance of 70.71 feet;

THENCE Northwesterly, continuing with the South line of said Breeders Tract and said existing North right-of-way line of Stockyards Boulevard, curving to the right, having a radius of 50.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 78.54 feet to an "X" cut in concrete set for the end of said curve, same being in the aforesaid existing East right-of-way line of North Main Street;

THENCE North 00 degrees 12 minutes 36 seconds West with the West line of said Breeders Tract and said existing East right-of-way line of North Main Street, a distance of 321.20 feet to the PLACE OF BEGINNING and containing 2.00 acres (87,119 square feet) of land.

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS ONLY VALID IF RECORDED WITHIN NINETY (90) DAYS AFTER APPROVAL.

Plat Approval Date:

By:

By:

State of Texas §
County of Tarrant §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TEXAS LONGHORN BREEDERS OF AMERICA FOUNDATION, does hereby adopt this plat to be known as:

LOT 1R, BLOCK 1
TRUCKERS SUBDIVISION

an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the easements and right-of-way shown hereon.

WITNESS UNDER MY HAND THIS THE 26th DAY OF November, 2013.

TEXAS LONGHORN BREEDERS OF AMERICA FOUNDATION

MIKE COSTON

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared MIKE COSTON, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 26th DAY OF November 2013.

NOTARY PUBLIC in and for the STATE OF TEXAS

DONNA S. SPRINGER
Notary Public
STATE OF TEXAS
My Comm. Exp. Jul. 15, 2014

SURVEYOR'S CERTIFICATE

THAT I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate on the ground survey on February 8, 2013 of the land and that the corner monuments shown hereon shall be properly placed under my personal supervision.

For: Bannister Engineering LLC

Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838

MICHAEL DAN DAVIS
4838

LAND USE TABLE	
Total Gross Acreage	2.000 Acres
Right-of-way Dedication	0.000 Acres
Net Acreage	2.000 Acres
Number of Residential Lots	0
Number of Non-Residential Lots	1
Non-Residential Acreage	2.000 Acres
Private Park Acreage	0.000 Acres
Public Park Acreage	0.000 Acres

FINAL PLAT FS13-062
OF

LOT 1R, BLOCK 1 TRUCKERS SUBDIVISION

Being a Replat of the remaining portion of Lot 1, Truckers Subdivision, an addition to the City of Fort Worth, according to the plat recorded in Volume 2046, Page 64, Deed Records, Tarrant County, Texas and a portion of Block 9, Map of the Property of the Fort Worth Stock Yards Company, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-A, Page 111, Plat Records, Tarrant County, Texas.

APRIL 2013
REVISED OCTOBER 2013
CITY CASE NO.: FS-013-062

OWNER/DEVELOPER
TEXAS LONGHORN BREEDERS OF AMERICA FOUNDATION
JOHN PARMLEY
8405 FM 1361
SOMERVILLE, TEXAS 77879

PREPARED BY:

PROJECT NO. 999-13-01

BANNISTER ENGINEERING
1696 Country Club Drive
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823