

BLOCK 1
AMON CARTER MUSEUM
OF WESTERN ART
VOLUME 388-107, PAGE 59

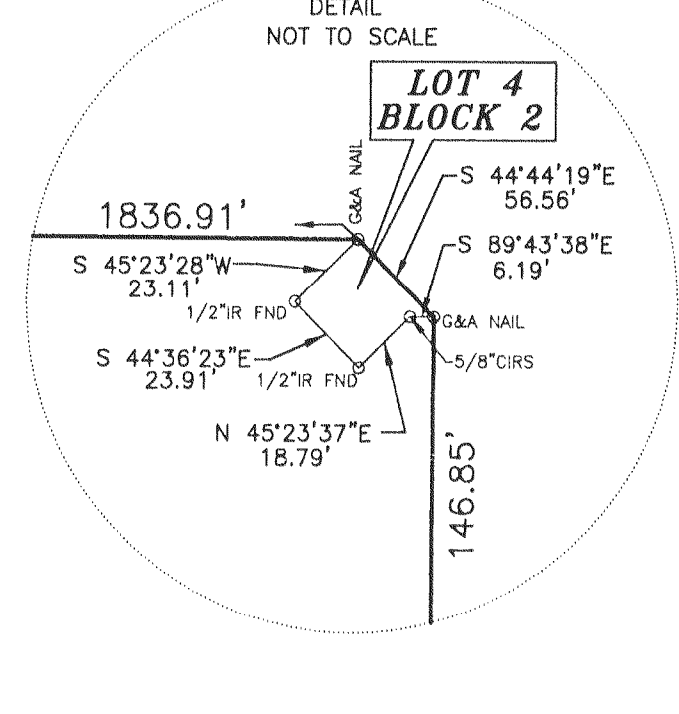
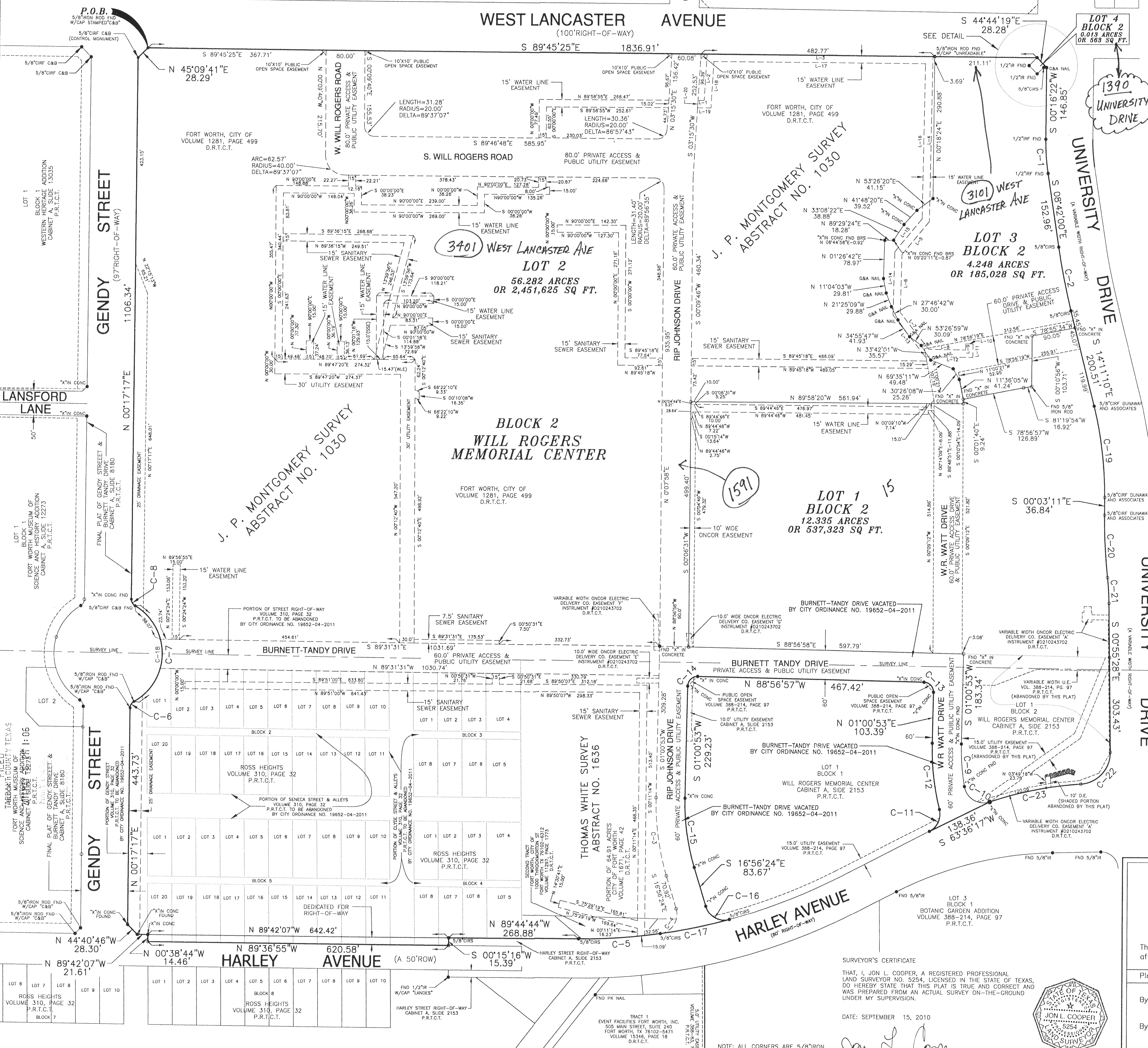
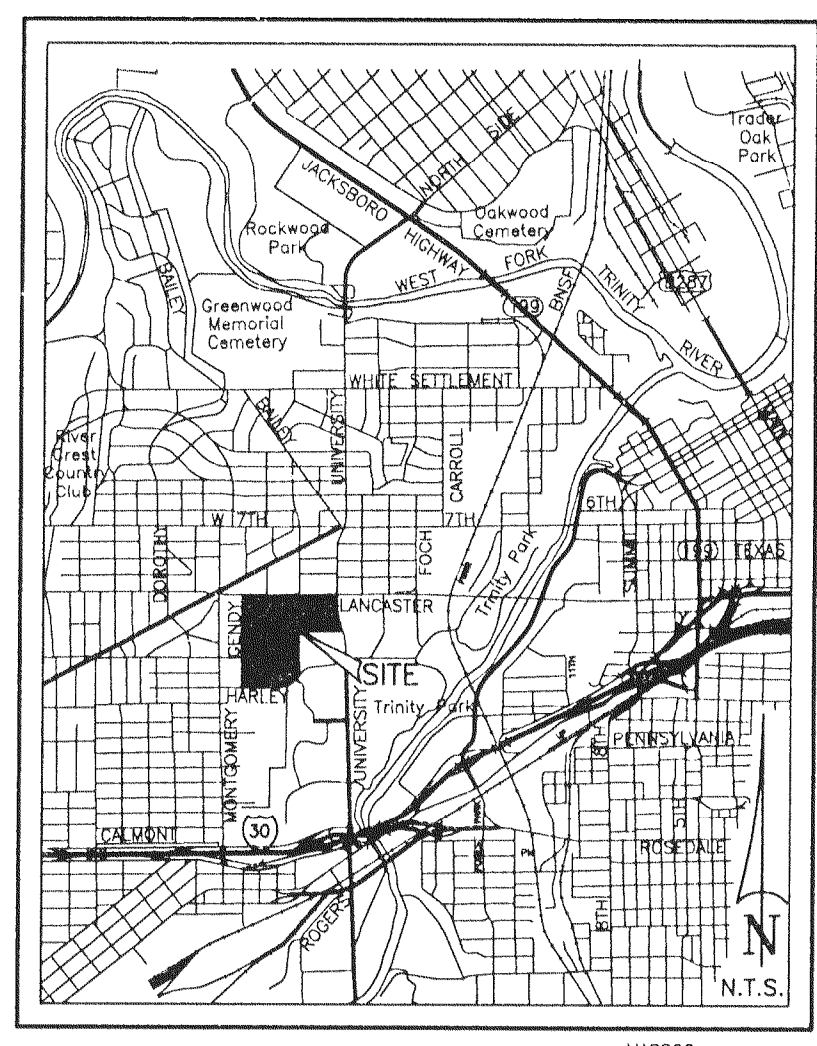
LOT 1
BLOCK 1
F.W.I.S.D. ADMINISTRATION SITE
VOLUME 388-131, PAGE 3
P.R.T.C.T.

VAN ZANDT'S PARK ADDITION
VOLUME 204-A, PAGE B1
P.R.T.C.T.

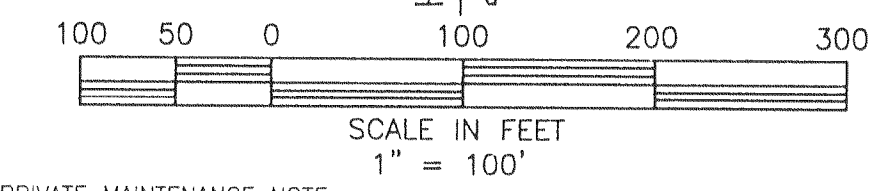
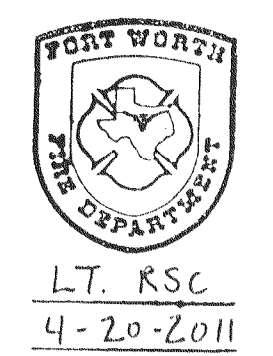
WEST LANCASTER AVENUE

(100' RIGHT-OF-WAY)

CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C-1	449.00'	08°58'01"	S 04°12'39"E	70.20'	70.27'
C-2	1416.65'	05°22'17"	S 11°22'34"E	132.76'	132.81'
C-3	520.00'	17°57'19"	S 07°57'45"E	162.29'	162.96'
C-4	40.00'	98°47'46"	S 32°27'45"W	60.74'	68.97'
C-5	1160.00'	08°23'24"	S 86°03'35"W	169.71'	169.86'
C-6	15.00'	60°46'18"	N 30°41'22"E	15.17'	15.91'
C-7	112.00'	121°33'33"	N 00°17'45"E	195.50'	237.62'
C-8	15.00'	60°46'18"	N 30°05'53"W	15.17'	15.91'
C-9	460.00'	10°59'52"	S 07°57'45"E	88.16'	88.30'
C-10	40.00'	98°49'06"	S 59°23'22"E	60.75'	68.99'
C-11	40.00'	76°46'21"	N 24°16'01"E	49.68'	53.60'
C-12	520.00'	15°08'21"	N 06°33'18"W	137.00'	137.40'
C-13	20.00'	89°58'58"	N 43°58'02"W	28.28'	31.41'
C-14	20.00'	90°02'10"	S 46°01'58"W	28.29'	31.43'
C-15	460.00'	17°57'19"	S 07°57'45"E	143.56'	144.15'
C-16	40.00'	88°23'33"	S 61°08'11"E	55.77'	61.71'
C-17	1160.00'	07°11'46"	S 78°15'56"W	145.60'	145.69'
C-18	112.00'	31°04'27"	N 00°06'31"E	60.00'	60.74'
C-19	761.45'	14°01'21"	S 07°03'51"E	185.89'	186.36'
C-20	1151.22'	06°20'35"	S 03°13'28"E	127.38'	127.45'
C-21	556.71'	05°28'17"	S 03°36'05"E	53.14'	53.16'
C-22	65.00'	86°53'44"	S 42°31'20"W	89.40'	98.58'
C-23	745.90'	14°46'00"	S 78°35'10"W	191.71'	192.24'



LINE	BEARING	DISTANCE
L-1	N 89°58'55"E	12.80'
L-2	N 03°07'12"E	93.54'
L-3	S 89°45'25"E	466.52'
L-4	S 00°50'28"W	338.78'
L-5	S 39°32'27"W	88.05'
L-6	S 01°14'56"W	118.48'
L-7	S 38°16'01"E	93.54'
L-8	S 89°22'19"E	76.27'
L-9	N 00°37'41"E	12.50'
L-10	N 89°22'19"W	15.00'
L-11	N 00°37'41"E	27.50'
L-12	S 89°22'19"E	98.45'
L-13	S 38°16'01"E	108.10'
L-14	S 01°14'56"W	129.08'
L-15	S 39°32'27"W	87.99'
L-16	N 09°50'28"E	318.35'
L-17	N 89°45'25"W	437.09'
L-18	N 03°07'12"E	93.54'
L-19	N 89°58'55"E	27.86'
L-20	N 03°15'30"E	15.02'



PRIVATE MAINTENANCE NOTE:
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.

Flood Certification:
According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas Community Plan No. 48439C0305K dated September 25, 2009, this property is located in Zone X which is areas determined to be outside the 0.2% annual chance floodplain.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
This Replat does not vacate the previous "Plot of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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 site 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 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.

WATER/WASTEWATER IMPACT FEES
This City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. This 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 the connection date to the municipal water and/or wastewater system.

SEWERAGE
Sewerage 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 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 any public utility, including the City of Fort Worth, shall have the right at all times to ingress and egress to and from any and all easements for the purpose of construction, reconstruction and/or maintenance.

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 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.

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 shall 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 may obstruct or impede the sanitary condition, and the City shall have the right of entry for the purpose of inspecting 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 drainage-ways, the drainage-ways crossing each lot is contained within the floodplain easement lines as shown on this plat.

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.

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 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 is due on the date a building permit is issued.

PAVEMENT PERMIT
Pavement improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks, drainage inlets may be required at time of building permit issuance via a parking lot permit.

BUILDING PERMITS
No building permits shall be issued for any lot in this subdivision until provisions are made for the construction of the water, sewer, storm, drain, street lights and paving improvements and approval is obtained from the City of Fort Worth.

Compliance with Tree Ordinance Number 18615-05-2009 will be required.

CITY OF FORT WORTH CASE NO. FS-010-111

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within (90) days after date of approval.

Plot Approval Date: 5/6/2011

By: [Signature] Chairman

By: [Signature] Secretary

FINAL PLAT
OF
**LOT 1, LOT 2, LOT 3
AND LOT 4, BLOCK 2
WILL ROGERS MEMORIAL CENTER**
AN ADDITION TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
BEING A PART OF THE J. R. MONTGOMERY SURVEY
ABSTRACT NO. 1030 AND THOMAS WHITE SURVEY
ABSTRACT NO. 1636, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER
FORT WORTH City of Fort Worth
1000 THROCKMORTON STREET • FORT WORTH, TEXAS • 76102
PHONE NUMBER 817-392-2255

SURVEYOR
GORRONDONA & ASSOCIATES, INC.
6707 BRENTWOOD STAIR ROAD, SUITE 50
FORT WORTH, TEXAS 76112
PHONE (817)496-1424 FAX (817)496-1768

SURVEYOR'S CERTIFICATE

THAT, I, JON L. COOPER, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5254, LICENSED IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON-THE-GROUND UNDER MY SUPERVISION.

DATE: SEPTEMBER 15, 2010

[Signature]
JON L. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5254

NOTE: ALL CORNERS ARE 5/8" IRON ROD SET WITH CAP STAMPED "GORRONDONA & ASSOC" UNLESS NOTED OTHERWISE.

THIS PLAT FILED IN DOCUMENT NO. D211107373 DATE: 5/6/2011

FILED
TARRANT COUNTY, TEXAS
FORT WORTH MUSEUM OF SCIENCE AND HISTORY ADDITION
CABINET A, SLIDE 8180
P.R.T.C.T.

LOT 1
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 2
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 3
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 4
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 5
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 6
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 7
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 8
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 9
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 10
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 11
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 12
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 13
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 14
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 15
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 16
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 17
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 18
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 19
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.

LOT 20
BLOCK 2
WILL ROGERS MEMORIAL CENTER
VOLUME 310, PAGE 32
P.R.T.C.T.