

DYNA TEN CORPORATION
INSTRUMENT NO. D213229681,
O.P.R.T.C.T.

LOT 1, BLOCK 1,
DWYER ADDITION
CABINET A, SLIDE 5883,
P.R.T.C.T.

TRINITY BOULEVARD
(120' RIGHT OF WAY PER VOLUME 8413, PAGE 1133,
D.R.T.C.T., VOLUME 8447, PAGE 1005, D.R.T.C.T. &
VOLUME 8695, PAGE 1301, D.R.T.C.T.)

N 63°55'54" E 159.76'

N 88°30'02" E 719.43'

G.W. COUCH SURVEY,
ABSTRACT NO. 279

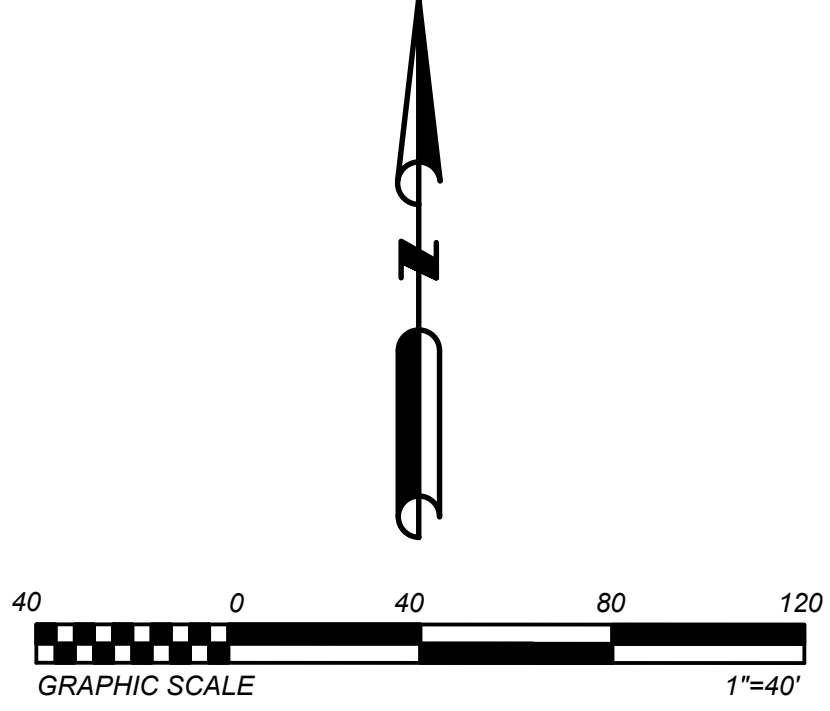
FEMA ZONE X
(NOT SHADED
ON FIRM MAP)

PORTION OF LOT 1, BLOCK 17,
TOWN OF TARRANT ADDITION
VOLUME 388-58, PAGE 147,
P.R.T.C.T.

LOT 1, BLOCK A,
TARRANT MAIN ADDITION

585,619 SQUARE FEET OR
13.444 ACRES, MORE OR LESS

LOT 1, BLOCK 9,
POST OAK
VILLAGE ADDITION
VOLUME 388-160,
PAGE 44, P.R.T.C.T.



TARRANT MAIN STREET
(60' RIGHT OF WAY PER INSTRUMENT
NO. D215084217, O.P.R.T.C.T.)

APPROXIMATE LOCATION OF
100' POWER LINE EASEMENT
AS SHOWN ON VOLUME
388-58, PAGE 147, P.R.T.C.T.

LOT 1, BLOCK 1,
TRINITY CORNERS ADDITION
INSTRUMENT NO. D215084217,
O.P.R.T.C.T.

VIOLET LANE
(50' RIGHT OF WAY PER INSTRUMENT
NO. D215084217, O.P.R.T.C.T.)

VARIABLE WIDTH RIGHT OF WAY DEDICATION
(VOLUME 106, PAGE 114, P.R.T.C.T.)

LOT 1-R

LOT 2-R,
BLOCK 8

LOT 3-R,
TOWNSITE OF CANDON ADDITION
INSTRUMENT NO. D213125260,
O.P.R.T.C.T.

JOSEPH H. MITCHELL
VOLUME 4246, PAGE 377,
D.R.T.C.T.

JERRY L. SHIFLET
INSTRUMENT NO. D207241619,
O.P.R.T.C.T.

JERRY L. SHIFLET
INSTRUMENT NO. D207241620,
O.P.R.T.C.T.

DON MICHAEL LOVELACE
INSTRUMENT NO. D208289547,
O.P.R.T.C.T.

TARRANT MAIN STREET
(60' RIGHT OF WAY PER
VOLUME 106, PAGE 114, P.R.T.C.T.)

BLOCK 5

20' ALLEY RIGHT OF WAY DEDICATION
(VOLUME 106, PAGE 114, P.R.T.C.T.)

BLOCK 5

PEACH STREET
(60' RIGHT OF WAY PER
VOLUME 106, PAGE 114, P.R.T.C.T.)

BLOCK 2

20' ALLEY RIGHT OF WAY DEDICATION
(VOLUME 106, PAGE 114, P.R.T.C.T.)

PLUM STREET
(60' RIGHT OF WAY PER
VOLUME 106, PAGE 114, P.R.T.C.T.)

BLOCK 1

LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8

LOT 16
LOT 15
LOT 14
LOT 13
TOWN OF TARRANT ADDITION
VOLUME 106, PAGE 114,
P.R.T.C.T.
LOT 12
LOT 11
LOT 10
LOT 9

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8

LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9

POINT OF
BEGINNING

S 89°25'35" W 855.10'

FERRIS STREET
(60' RIGHT OF WAY PER
VOLUME 106, PAGE 114, P.R.T.C.T.)

BILL WALLER
VOLUME 10907, PAGE 1440,
D.R.T.C.T.

SUSAN PARKER
INSTRUMENT NO. D221083240,
O.P.R.T.C.T.

TRACY WRIGHT
INSTRUMENT NO. D221201134,
O.P.R.T.C.T.

JOSHUA MOCHACHE
INSTRUMENT NO. D214098082,
O.P.R.T.C.T.

JOSHUA MOCHACHE
INSTRUMENT NO. D221067486,
O.P.R.T.C.T.

RORY E. & D'ANN J. JORDAN
INSTRUMENT NO. D205034264,
O.P.R.T.C.T.

CASE NO. _____

**FINAL PLAT OF
LOT 1, BLOCK A,
TARRANT MAIN ADDITION**
BEING A REPLAT OF
LOT 1, BLOCK 17, LOTS 1 TO 24, BLOCK 5, LOTS 1 TO 16,
BLOCK 2, AND LOTS 1 TO 9, BLOCK 1, TOWN OF TARRANT ADDITION,
VOLUME 388-58, PAGE 147, P.R.T.C.T. AND
VOLUME 106, PAGE 114, P.R.T.C.T.

BEING 13.444 ACRES OF LAND OUT OF THE
G.W. COUCH SURVEY, ABSTRACT NO. 279
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

THIS PLAT FILED IN CABINET _____, SLIDE _____ DATE _____

DATE: 12/07/2021	JOB NO.: 21186A	DRAWN BY: OP	CHECKED BY: RTH
MARSHALL LANCASTER & ASSOCIATES, INC. CONSULTING LAND SURVEYORS			
<i>commercial, retail and industrial construction surveying</i> <i>land title surveys · topography · subdivision platting</i>			
1864 Norwood Drive, Suite E, Hurst, TX 76054			
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com firm no.10045100			
SCALE: 1" = 40'		SHEET NO. 1 OF 2	

OWNER'S CERTIFICATE & DEDICATION STATEMENT

STATE OF TEXAS)
)
 COUNTY OF TARRANT)

WHEREAS, **DERR FAMILY LIMITED PARTNERSHIP, DEER CONSTRUCTION COMPANY, AND TANK BUILDERS, INC.** ARE THE SOLE OWNERS OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE G.W. COUCH SURVEY, ABSTRACT NO. 279, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 1 TO 9, BLOCK 1, LOTS 1 TO 16, BLOCK 2, AND LOTS 1 TO 24, BLOCK 5, TOWN OF TARRANT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 114, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 17, TOWN OF TARRANT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-58, PAGE 147, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND A PORTION OF THOSE STREETS AND ALLEYS AS SHOWN ON THE PLAT OF TOWN OF TARRANT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 106, PAGE 114, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH ALUMINUM CAP STAMPED "RPLS MLA 4873" SET AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 5, SAID TOWN OF TARRANT ADDITION, SAID POINT BEING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF TARRANT MAIN STREET AND NORTH RIGHT OF WAY LINE OF FERRIS STREET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID BLOCK 5, NORTH 00 DEGREES 34 MINUTES 25 SECONDS WEST A DISTANCE OF 400.00 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "RPLS MLA 4873" SET AT THE NORTHWEST CORNER OF LOT 24, SAID BLOCK 5;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00 DEGREES 08 SECONDS EAST A DISTANCE OF 45.39 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "RPLS MLA 4873" SET AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 17;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID LOT 1, BLOCK 17, NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST A DISTANCE OF 167.36 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "RPLS MLA 4873" SET AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF TARRANT MAIN STREET AND SOUTH RIGHT OF WAY LINE OF TRINITY BOULEVARD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 63 DEGREES 55 MINUTES 54 SECONDS EAST A DISTANCE OF 159.76 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "RPLS MLA 4873" SET ON THE NORTH LINE OF SAID LOT 1, BLOCK 17;

THENCE ALONG SAID NORTH LINE, NORTH 88 DEGREES 30 MINUTES 02 SECONDS EAST A DISTANCE OF 719.43 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "RPLS MLA 4873" SET AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 17;

THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 17, SOUTH 00 DEGREES 31 MINUTES 51 SECONDS EAST A DISTANCE OF 233.81 FEET TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 17, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SAID TOWN OF TARRANT ADDITION;

THENCE ALONG THE EAST LINE OF SAID BLOCK 1, SOUTH 00 DEGREES 26 MINUTES 33 SECONDS WEST A DISTANCE OF 459.40 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "RPLS MLA 4873" SET AT THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK 1;

THENCE ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 1, THE SOUTH LINES OF BLOCKS 2 AND 5, SAID TOWN OF TARRANT ADDITION, AND THE NORTH RIGHT OF WAY LINE OF SAID FERRIS STREET, SOUTH 89 DEGREES 22 MINUTES 35 SECONDS WEST A DISTANCE OF 855.10 FEET TO THE **POINT OF BEGINNING**, CONTAINING 585,619 SQUARE FEET OR 13.444 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **DERR FAMILY LIMITED PARTNERSHIP, DEER CONSTRUCTION COMPANY, AND TANK BUILDERS, INC.** DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS **LOT 1, BLOCK A, TARRANT MAIN ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS** AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF FORT WORTH, TEXAS.

WITNESS, MY HAND AT FORT WORTH, TEXAS, THIS ____ DAY OF _____, 20__.

ROBERT W. DERR
 DERR FAMILY LIMITED PARTNERSHIP

STATE OF TEXAS)
)
 COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC
 _____ COUNTY, TEXAS

WITNESS, MY HAND AT FORT WORTH, TEXAS, THIS ____ DAY OF _____, 20__.

ROBERT W. DERR
 DEER CONSTRUCTION COMPANY

STATE OF TEXAS)
)
 COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC
 _____ COUNTY, TEXAS

WITNESS, MY HAND AT FORT WORTH, TEXAS, THIS ____ DAY OF _____, 20__.

KENT KROMER
 TANK BUILDERS, INC.

STATE OF TEXAS)
)
 COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC
 _____ COUNTY, TEXAS

GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE (NAD 83) DERIVED FROM GPS OBSERVATIONS USING THE DALLAS/FORT WORTH AREA VIRTUAL REFERENCE NETWORK (VRN). THE VRN IS MAINTAINED BY ALLTERRA AND IS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION REGIONAL REFERENCE POINTS (RRP).
2. THE SUBJECT TRACT(S) SHOWN HEREON CONTAIN LIMITED OR NO EXISTING BOUNDARY MONUMENTS. THE SOUTH AND WEST LINES OF THE SUBJECT TRACT ARE BASED ON EXISTING MONUMENTS FOUND WITHIN BLOCKS ON THE OPPOSITE SIDES OF THE SOUTH AND WEST STREETS. THE EAST LINE OF THE SUBJECT TRACT WAS BASED ON THE ADJOINING PLATTED LOT(S).
3. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TARRANT COUNTY APPRAISAL DISTRICT WEB PAGE DATA (WWW.TAD.ORG).
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 48439C0230L, DATED MARCH 21, 2019, THE SUBJECT PROPERTY (SEE LEGAL DESCRIPTION SHOWN HEREON) APPEARS TO LIE WITHIN:

ZONE "X" (NOT SHADED ON PANEL) DEFINED THEREIN AS:

"OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE ABOVE INFORMATION WAS DERIVED FROM FEMA'S WEB SITE. THE REFERENCED FLOOD INSURANCE RATE MAP WAS THE CURRENT MAP ACCORDING TO SAID WEB SITE DURING THE RESEARCH PHASE OF THIS SURVEY. ADDITIONAL RESEARCH INTO LETTERS OF MAP REVISION, AMENDMENT, OR ANY OTHER INFORMATION ON SAID WEB SITE WAS NOT PERFORMED. MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR CURRENT STATUS OF SAID MAPS.

5. TITLE ENCUMBRANCE RESEARCH (SUCH AS EASEMENTS) SHOWN ON THIS SURVEY IS BASED ON INFORMATION CONTAINED IN SCHEDULE "B" OF TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO. FT-44122-9001222102899, WITH AN EFFECTIVE DATE OF OCTOBER 14, 2021, ISSUED OCTOBER 28, 2021. REFERENCE IS MADE TO SAID COMMITMENT AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS. EASEMENTS AND OTHER TITLE ENCUMBRANCES, BOTH RECORDED AND UNRECORDED, MAY EXIST THAT ARE NOT CONTAINED WITHIN SAID RESEARCH (AND THEREFORE NOT SHOWN ON THIS SURVEY). MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE ENCUMBRANCE RESEARCH.

6. ACCORDING TO THE ZONING MAP FROM THE CITY OF FORT WORTH DEVELOPMENT SERVICES DEPARTMENT - ZONING WEBSITE, ON DECEMBER 6, 2021, THE SUBJECT PROPERTY IS WITHIN ZONED "PD 247", DEFINED AS PLANNED DEVELOPMENT NO. 247 AND ZONED "I", DEFINED AS LIGHT INDUSTRIAL.

7. 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.

8. 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.

9. 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.

10. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

11. 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 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-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

12. 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.

13. 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 RECORDATION 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 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

14. 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.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS)
)
 COUNTY OF TARRANT)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT T. HIDEELL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF FORT WORTH, TEXAS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ROBERT T. HIDEELL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6583
 1864 NORWOOD DRIVE, SUITE E
 HURST, TEXAS 76054

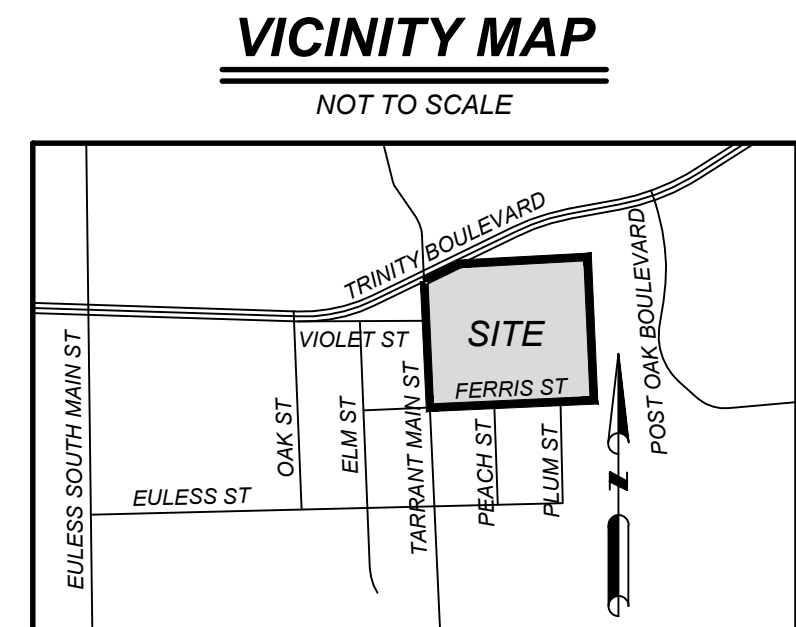


STATE OF TEXAS)
)
 COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC
 _____ COUNTY, TEXAS



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:

By: _____ Chairman
 By: _____ Secretary

ENGINEER **SURVEYOR**

LANGAN | ADAMS
 8951 CYPRESS WATERS
 BOULEVARD, SUITE 150
 DALLAS, TEXAS 75019
 PHONE: 817-268-3200

MARSHALL LANCASTER & ASSOCIATES, INC.
 1864 NORWOOD DRIVE, SUITE E.
 HURST, TX 76054
 PHONE: 817-268-8000

**FINAL PLAT OF
 LOT 1, BLOCK A,
 TARRANT MAIN ADDITION**
 BEING A REPLAT OF
 LOT 1, BLOCK 17, LOTS 1 TO 24, BLOCK 5, LOTS 1 TO 16,
 BLOCK 2, AND LOTS 1 TO 9, BLOCK 1, TOWN OF TARRANT ADDITION,
 VOLUME 388-58, PAGE 147, P.R.T.C.T AND
 VOLUME 106, PAGE 114, P.R.T.C.T

BEING 13.444 ACRES OF LAND OUT OF THE
 G.W. COUCH SURVEY, ABSTRACT NO. 279
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

THIS PLAT FILED IN CABINET ____, SLIDE ____ DATE ____

DATE: 12/07/2021	JOB NO.: 21186A	DRAWN BY: OP	CHECKED BY: RTH
MARSHALL LANCASTER & ASSOCIATES, INC.			
CONSULTING LAND SURVEYORS			
<i>commercial, retail and industrial construction surveying</i>			
<i>land title surveys · topography · subdivision platting</i>			
1864 Norwood Drive, Suite E, Hurst, TX 76054			
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com firm no.10045100			
SCALE: 1" = 40'		SHEET NO. 2 OF 2	

CASE NO. _____