

SURVEYOR'S CERTIFICATE
 THIS is to certify that I, William P. Price, a Registered Professional Land Surveyor for the State of Texas, having platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

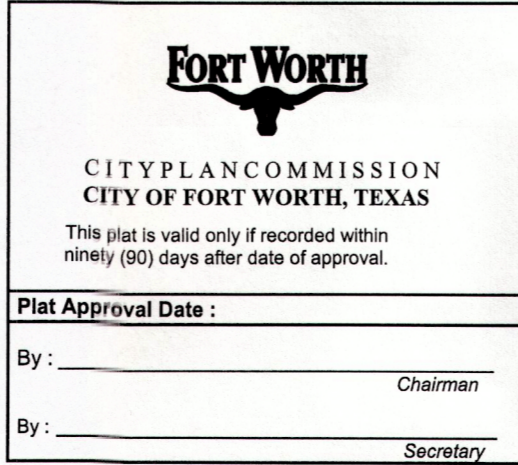
**FOR REVIEW ONLY
 RELEASED 8/27/18**
 William P. Price
 R.P.L.S. NO. 3047

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared William P. Price known 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the _____ day of _____, 2018.

Notary Public in and for the State of Texas
 My Commission Expires: _____



ENGINEER:
 ADTM ENGINEERING & CONSTRUCTION, LLC
 311 ST. MARTIN DRIVE
 MANSFIELD, TEXAS 76060
 PHONE: 817-721-9066
 CONTACT PERSON: MIKE ALTURK, P.E.

OWNER:
 MOHAMED TAKHAMA, IBRAHIM AWAD AND ALI SAIRAFI
 2540 JACKSBORO HIGHWAY NO. 199
 FORT WORTH, TX 76114-2241

SURVEYOR:
 SURVEY GROUP
 1475 HERITAGE PARKWAY, SUITE 217
 MANSFIELD, TEXAS 76063
 PHONE: (817) 354-1445

DEVELOPMENT YIELD	
# OF LOTS	1
GROSS ACREAGE	0.427
LOT USE	COMMERCIAL

No.	DATE	REVISION
1.		
2.		
3.		

Case Number FS-18-159

TBPS No. 101733-00

SURVEY GROUP
 SURVEYING * CONSULTING * MANAGEMENT

1475 HERITAGE PARKWAY, SUITE 217
 MANSFIELD, TEXAS 76063

(817) 354-1445
 surveygroup@att.net

JOB NO.:	18-069
DATE:	July 10, 2018
SCALE:	1" = 20'
DRAWN BY:	R.M.



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 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 of the 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.

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 I 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.

SIDEWALKS:
 Sidewalks are required adjacent to both sides of public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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

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.

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.

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/clubhouse/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.

"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."

"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."

"The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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."

Note:
 CFA - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.

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

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 easement 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

URBAN FORESTRY PLAT NOTE:
 Compliance with Tree Ordinance #17228-10-2006 will be required.

SITE DRAINAGE STUDY:
 Any 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.

NOTE: (1) The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002). (2) (CM) = Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

FLOOD CERTIFICATE
 As determined by the Flood Insurance Rate Maps Tarrant County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date September 25, 2009 Community Panel No. 48439C 0170K, and LOMR 17-06-4080P, effective date April 27, 2018, subject property is located in Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

OWNER'S ACKNOWLEDGMENT
 STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS Mohamed Takhama, Ibrahim Awad and Ali Sairafi are the sole owners of a 0.427 acre tract of land, situated in the JOHN TRUE SURVEY, ABSTRACT NO. 894 in the City of Ft Worth, Tarrant County, Texas, being all of those certain tract of land conveyed to Mohamed Takhama, Ibrahim Awad and Ali Sairafi by deed as recorded in Instrument No. D209257427 and Instrument No. Official Public Records, Tarrant County Texas, being all of Block 1, Town and Country Village Shopping Center, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 388-11, Page 114, Plat Records, Tarrant County, Texas and being particularly described as follows:

BEGINNING at a 2 inch iron pipe found for corner at the south corner of said Block 1, said point being the intersection of the northeast line of Jacksboro Highway (a 150.00 foot width right-of-way) and the northwest line of Menefee Avenue (a 50.00 foot width right-of-way);

THENCE North 46 degrees 15 minutes 44 seconds West, along the northeast line of said Jacksboro Highway and and the southwest line of said Block 1, a distance of 191.69 feet to a 1/2 inch rod found for corner, said point being the west corner of said Block 1, same point being the southwest corner of Lot 3-R, Block 87, Belmont Park Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 388-93, Page 823, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 03 minutes 08 seconds East, departing the northeast line of said Jacksboro Highway No. 199 and along the common line of said Block 1 and said Lot 3-R, Block 87, a distance of 275.96 feet to an "X" cut found in concrete for corner, said point being the east corner of said Block 1, same point being in the northwest line of said Menefee Avenue;

THENCE South 45 degrees 04 minutes 10 seconds West, along the northwest line of Menefee Avenue and the southeast line of said Block 1, a distance of 194.11 feet to the POINT OF BEGINNING and containing 18,600 square feet or 0.427 acres of computed land.

OWNER'S DEDICATION
 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT
 WHEREAS, Mohamed Takhama, Ibrahim Awad and Ali Sairafi, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein above described property as Lot 1R, Block 1, TOWN AND COUNTRY VILLAGE SHOPPING CENTER an addition to the City of Fort Worth, Tarrant County, Texas, and hereby dedicate to the public use forever that right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated.

This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.
 Witness my hand this _____ day of _____, 2018.

MOHAMED TAKHAMA
 By: _____
 OWNER

IBRAHIM AWAD
 By: _____
 OWNER

ALI SAIRAFI
 By: _____
 OWNER

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Mohamed Takhama, known to be 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the _____ day of _____, 2018.

Notary Public in and for the State of Texas
 My Commission Expires: _____

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Ibrahim Awad, known to be 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the _____ day of _____, 2018.

Notary Public in and for the State of Texas
 My Commission Expires: _____

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Ali Sairafi, known to be 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the _____ day of _____, 2018.

Notary Public in and for the State of Texas
 My Commission Expires: _____

**FINAL PLAT
 OF
 LOT 1R, BLOCK 1
 TOWN AND COUNTRY VILLAGE SHOPPING CENTER
 BEING A REPLAT OF
 BLOCK 1
 TOWN AND COUNTRY VILLAGE SHOPPING CENTER
 VOLUME 388-11, PAGE 114
 PLAT RECORDS, TARRANT COUNTY, TEXAS
 SITUATED IN THE JOHN TRUE SURVEY, ABSTRACT NO. 1894
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**