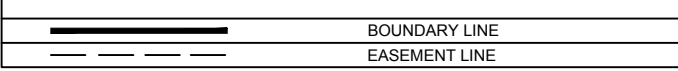
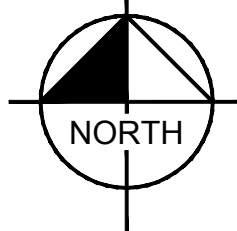


LINE TYPE LEGEND



LEGEND

P.O.B. = POINT OF BEGINNING
 IRSC = IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAF FOUND
 IRF = IRON ROD FOUND
 MNS = MAG NAIL SET
 MNF = MAG NAIL FOUND
 MNR = MAG NAIL RECOVERED



NO.	BEARING	LENGTH
L1	S45°12'51"W	14.14'
L2	S00°12'51"W	10.00'

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 the 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 is issued, or the connection date to the municipal water and/or wastewater system.

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.

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.

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".

Construction Prohibited Over Easements

No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, 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 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.

P.R.V required

Private pressure release valves will be required, water pressure exceeds 80 P.S.I.

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.

Public Open Space Easement

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Urban Forestry

Compliance with Ordinance No. 18615 regarding urban forestry shall be required for this site.

Stormwater Note

A final stormwater management plan shall be required. Final stormwater plan acceptance is required by the City of Fort Worth prior to any grading or building permit issuance on lots 3R1 & 4R1, Block 10 of KM Van Zandt's 2nd addition. Detention requirements have not been evaluated. Please note that detention may be required.

Utility Easement

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, reconstructing, 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.

OWNER'S CERTIFICATION

WHEREAS GCP III Van Zandt, LLC, GCP III Snap, LLC, JCL West 7th, LLC, GCP III Bank Building, LLC, and John T. Paradis are the owners of a 133,000 square foot (3.053 acre) tract of land situated in the William Bussell Survey, Abstract No. 151, and the Josiah M. C. Lynch Survey, Abstract No. 955, City of Fort Worth, Tarrant County, Texas, and being all of Lots 3R, 4R, 7R, 7RX, & 8R, Block 10, K.M. Van Zandt's 2nd Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D219019593 of the Official Public Records of Tarrant County, Texas, and being all of Lots 9, 10, 11, 12, and 13, Block 10, K.M. Van Zandt's 2nd Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 106, Page 118 of the Deed Records of Tarrant County, Texas, and being a portion of the alley as shown on said plats, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "HUITT ZOLLARS" cap found for the northeast corner of said Lot 3R, and being at the intersection of the south right-of-way line of West 6th Street (an 80-foot wide right-of-way) and the west right-of-way line of Foch Street (a 60-foot wide right-of-way);

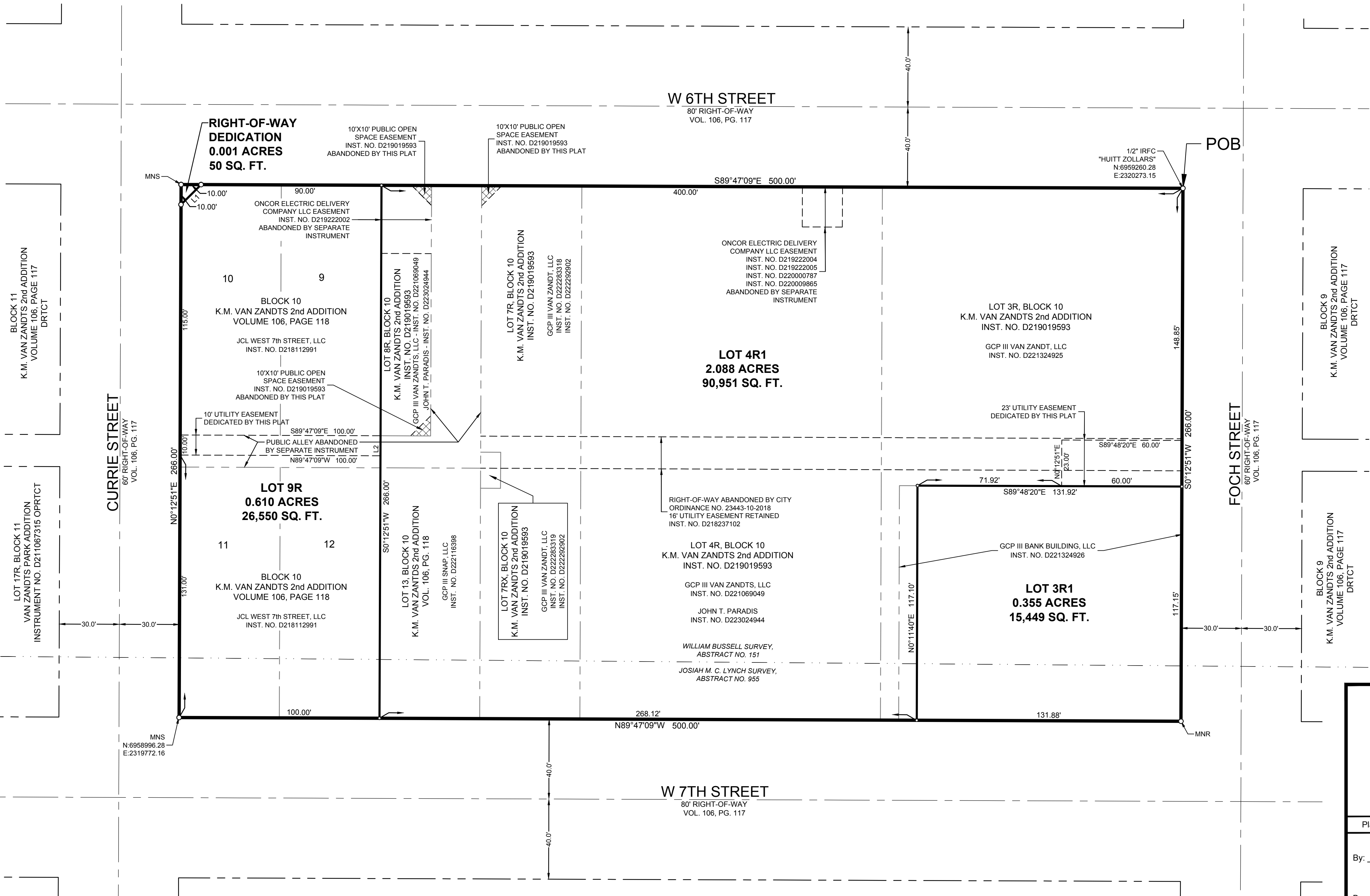
THENCE South 00°12'51" West, along the said west right-of-way line, a distance of 266.00 feet to a mag nail recovered at the southeast corner of said Lot 3R, and being at the intersection of the said west right-of-way line and the north right-of-way line of West 7th Street (an 80-foot right-of-way);

THENCE North 89°47'09" West, along the said north right-of-way line, a distance of 500.00 feet to a mag nail set at the southwest corner of said Lot 11, and being at the intersection of the said north right-of-way line, and the east right-of-way line of Currie Street (a 60-foot right-of-way);

THENCE North 00°12'51" East, along the said east right-of-way line, a distance of 266.00 feet to a mag nail set at the northwest corner of said Lot 10, and being at the intersection of the said east right-of-way line and the aforementioned south right-of-way line of West 6th Street;

THENCE South 89°47'09" East, along the said south right-of-way line, a distance of 500.00 feet to the **POINT OF BEGINNING** and containing 133,000 square feet or 3.053 acres of land, more or less.

LAND USE	
3 MIXED USE LOTS	
GROSS AREA = 3.053 ACRES	
RIGHT-OF-WAY DEDICATION AREA = 0.001 ACRES	
NET AREA = 3.052 ACRES	



NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- According to Map No. 48439C0190K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.
- The purpose of this replat is to create three lots from ten existing lots.

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF TARRANT

NOW AND THEREFORE, know all men by these presents that GCP III, LLC, JCL West 7th, LLC, GCP III Bank Building, LLC, hereby adopts this plat as **LOTS 3R1, 4R1 & 9R, BLOCK 10, K.M. Van Zandt's 2nd Addition**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

GCP III, LLC JCL West 7th, LLC GCP III, LLC

By: _____ By: _____ By: _____
 NAME TITLE NAME TITLE NAME TITLE

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

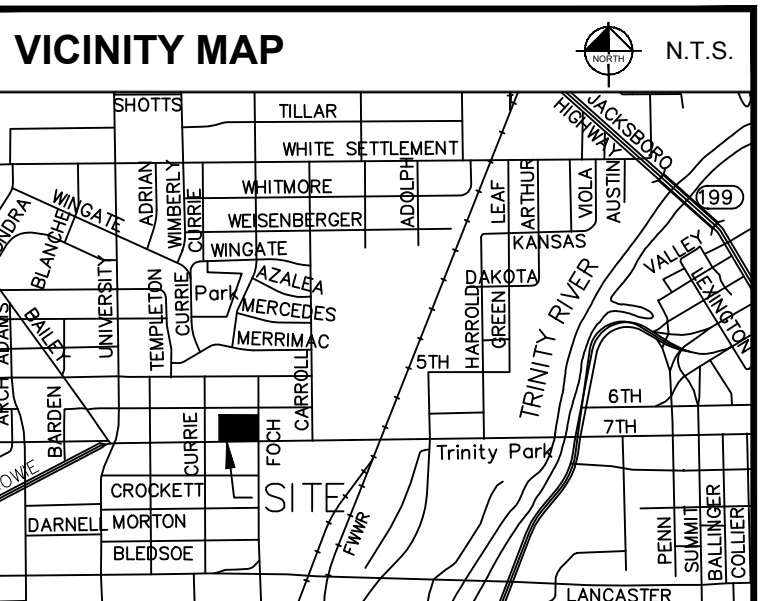
Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision, and that all corners are as shown hereon.

Joshua D. Wargo
 Registered Professional Land Surveyor No. 6391



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

FINAL PLAT
LOT 3R1, 4R1 & 9R, BLOCK 10
K.M. VAN ZANDT'S 2nd ADDITION
 BEING A REPLAT OF LOTS 3R, 4R, 7R, 7RX & 8R, BLOCK 10 K.M. VAN ZANDT'S 2nd ADDITION, INST. NO. D219019593 AND LOTS 9, 10, 11, 12 & 13, BLOCK 10, K.M. VAN ZANDT'S 2nd ADDITION, VOL. 106, PG. 118
 WILLIAM BUSSELL SURVEY, ABSTRACT NO. 151
 JOSIAH M. C. LYNCH SURVEY, ABSTRACT NO. 955
 CITY OF FORT WORTH, TARRANT 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

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Tel. No. (817) 335-6511
 Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	CRG	JDW	8/22/2023	061313300	1 OF 1