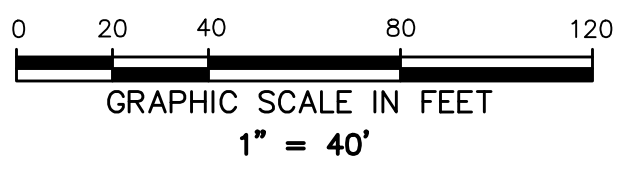
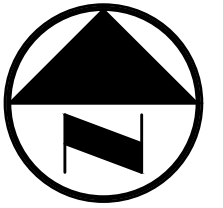
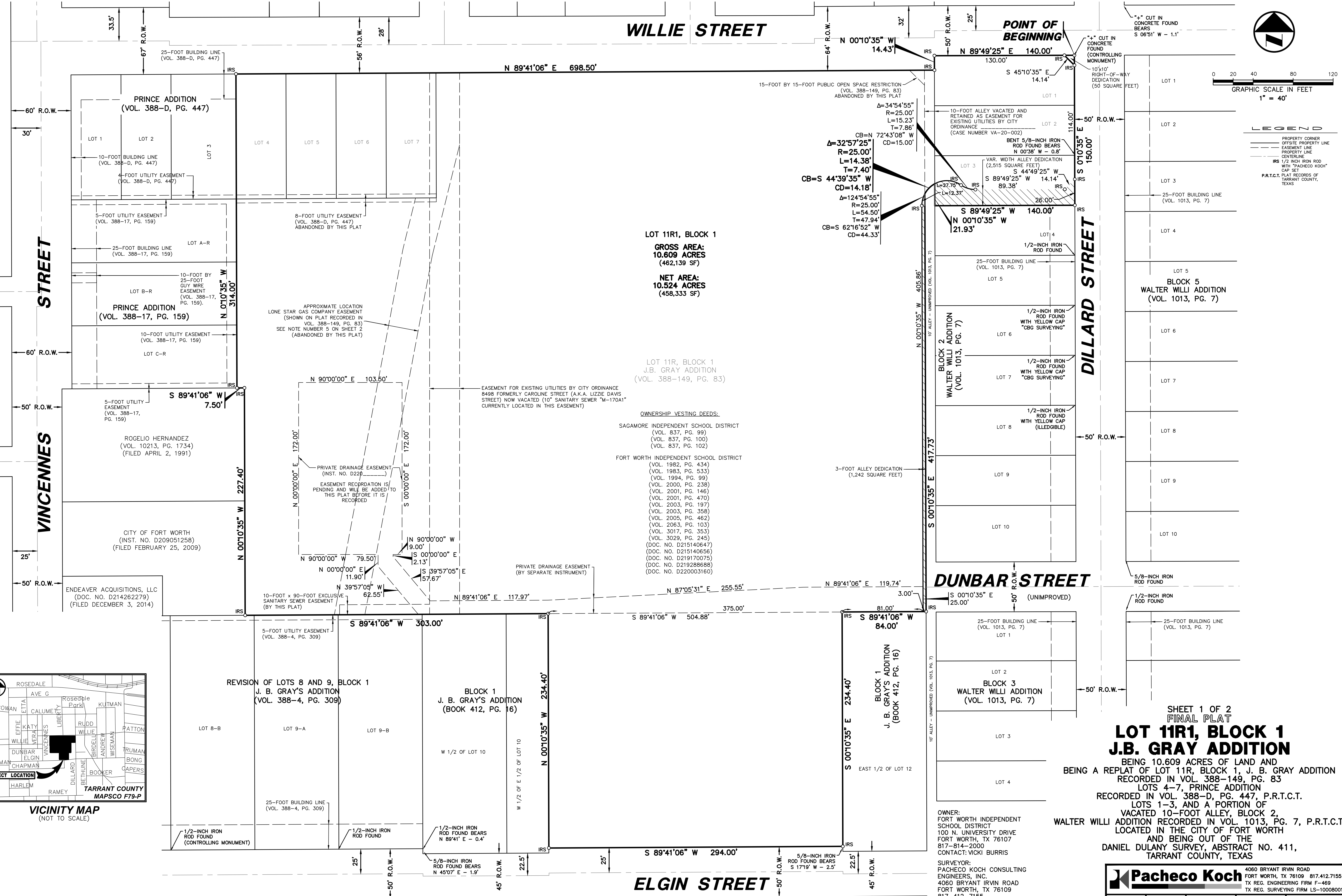


WILLIE STREET



LEGEND
PROPERTY CORNER
OFFSITE PROPERTY LINE
EASEMENT LINE
PROPERTY LINE
CENTERLINE
IRS 1/2 INCH IRON ROD WITH "PACHECO KOCH" CAP SET
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS

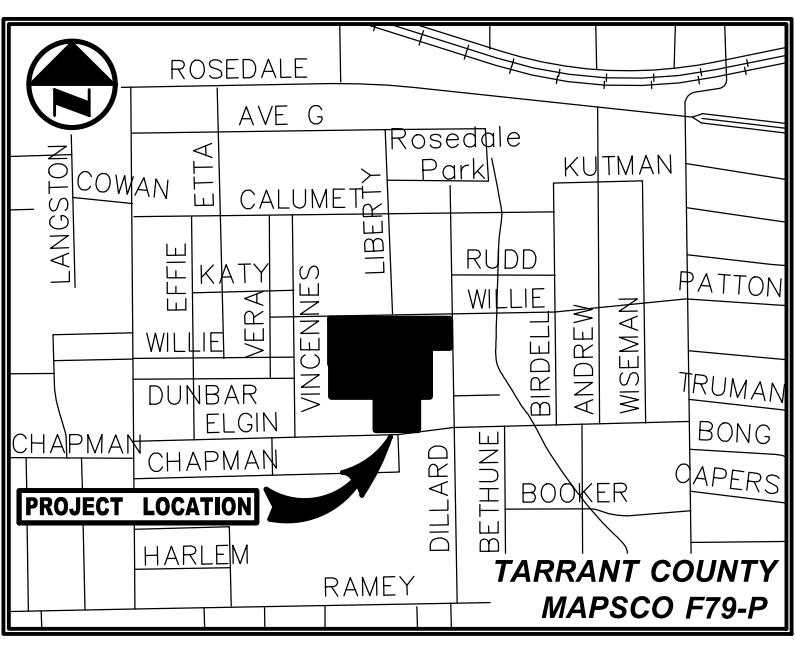


LOT 11R1, BLOCK 1
GROSS AREA:
10.609 ACRES
(462,139 SF)
NET AREA:
10.524 ACRES
(458,333 SF)

LOT 11R, BLOCK 1
J.B. GRAY ADDITION
(VOL. 388-149, PG. 83)

- OWNERSHIP VESTING DEEDS:
- SAGAMORE INDEPENDENT SCHOOL DISTRICT (VOL. 837, PG. 99)
 - (VOL. 837, PG. 100)
 - (VOL. 837, PG. 102)
 - FORT WORTH INDEPENDENT SCHOOL DISTRICT (VOL. 1982, PG. 434)
 - (VOL. 1983, PG. 533)
 - (VOL. 1994, PG. 99)
 - (VOL. 2000, PG. 238)
 - (VOL. 2001, PG. 146)
 - (VOL. 2001, PG. 470)
 - (VOL. 2003, PG. 197)
 - (VOL. 2003, PG. 358)
 - (VOL. 2005, PG. 462)
 - (VOL. 2063, PG. 103)
 - (VOL. 3017, PG. 353)
 - (VOL. 3029, PG. 245)
 - (DOC. NO. D215140647)
 - (DOC. NO. D215140656)
 - (DOC. NO. D219170075)
 - (DOC. NO. D219288688)
 - (DOC. NO. D220003160)

SHEET 1 OF 2
FINAL PLAT
**LOT 11R1, BLOCK 1
J.B. GRAY ADDITION**
BEING 10.609 ACRES OF LAND AND
BEING A REPLAT OF LOT 11R, BLOCK 1, J. B. GRAY ADDITION
RECORDED IN VOL. 388-149, PG. 83
LOTS 4-7, PRINCE ADDITION
RECORDED IN VOL. 388-D, PG. 447, P.R.T.C.T.
LOTS 1-3, AND A PORTION OF
VACATED 10-FOOT ALLEY, BLOCK 2,
WALTER WILLI ADDITION RECORDED IN VOL. 1013, PG. 7, P.R.T.C.T.
LOCATED IN THE CITY OF FORT WORTH
AND BEING OUT OF THE
DANIEL DULANY SURVEY, ABSTRACT NO. 411,
TARRANT COUNTY, TEXAS



OWNER:
FORT WORTH INDEPENDENT
SCHOOL DISTRICT
100 N. UNIVERSITY DRIVE
FORT WORTH, TX 76107
817-814-2000
CONTACT: VICKI BURRIS
SURVEYOR:
PACHECO KOCH CONSULTING
ENGINEERS, INC.
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: ROBERT W. BRYAN

Pacheco Koch 4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1008001

DRAWN BY EN	CHECKED BY RWB/DCP	SCALE 1"=40'	DATE MARCH 2020	JOB NUMBER 3613-19.279
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OWNER'S CERTIFICATION

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, Fort Worth Independent School District is the owner of a 10.609 acre tract of land situated in the Daniel Dulany Survey, Abstract No. 411, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 11R, Block 1, J. B. Gray Addition, on addition to the City of Fort Worth according to the plat recorded in Volume 388-149, Page 83 of the Plat Records of Tarrant County, Texas; all of Lots 4, 5, 6, and 7, Prince Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-D, Page 447 of said Plat Records, all of Lots 1, 2, and 3, Block 2, Walter Willi Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 1013, Page 7, of said Plat Records; and a portion of a 10-foot alley in said Walter Willi Addition vacated by City Ordinance Number _____; said 10.609 acre tract being more particularly described as follows:

BEGINNING, at an "+ cut found in concrete sidewalk at the northeast corner of said Lot 1, said point being at the intersection of the south right-of-way line of Willie Street (a variable width right-of-way) and the west right-of-way line of Dillard Street (a 50-foot right-of-way);

THENCE, South 00 degrees, 10 minutes, 35 seconds East, along the east line of said Lot 1, 2, and 3 of said Walter Willi Addition and the west line of said Dillard Street, a distance of 150.00 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set at the southeast corner of said Lot 3;

THENCE, South 89 degrees, 49 minutes, 25 seconds West, departing said west right-of-way line and along the south line of said Lot 3, a distance of 140.00 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set in the east line of said 10-foot alley; said point being the southwest corner of said Lot 3;

THENCE, North 00 degrees, 10 minutes, 35 seconds West, along the said east line of said 10-foot alley and the west line of said Lot 3 of said Walter Willi Addition, a distance of 21.93 feet to a point for corner, said point being the southeast corner of a portion of said 10-foot alley vacated by the City of Fort Worth by City Ordinance _____;

THENCE, along a curve to the left and the south line of said vacated alley, having a central angle of 32 degrees, 57 minutes, 25 seconds, a radius of 25.00 feet, a chord bearing and distance of South 44 degrees, 39 minutes, 35 seconds West, 14.18 feet, an arc distance of 14.38 feet to a point for corner on the east line of said Lot 11R;

THENCE, along the perimeter of said Lot 11R the following eight (8) calls:

South 00 degrees, 10 minutes, 35 seconds East, a distance of 417.73 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set;

South 89 degrees, 41 minutes, 06 seconds West, a distance of 84.00 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set at an interior corner of said Lot 11R;

South 00 degrees, 10 minutes, 35 seconds East, a distance of 234.40 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set in the north right-of-way line of Elgin Street (a variable width right-of-way);

South 89 degrees, 41 minutes, 06 seconds West, along said north line of Elgin Street, a distance of 294.00 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set;

North 00 degrees, 10 minutes, 35 seconds West, departing said north line of Elgin Street, a distance of 234.40 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set at an interior corner of said Lot 11R;

South 89 degrees, 41 minutes, 06 seconds West, a distance of 303.00 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set at the southwest corner of said Lot 11R;

North 00 degrees, 10 minutes, 35 seconds West, a distance of 227.40 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set at an interior corner of said Lot 11R;

South 89 degrees, 41 minutes, 06 seconds West, a distance of 7.50 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set at the westernmost southwest corner of said Lot 11R;

THENCE, North 00 degrees, 10 minutes, 35 seconds West, along the west line of said Lot 11R, at a distance of 189.00 feet passing the westernmost northwest corner of said Lot 11R and the southwest corner of said Lot 4, and continuing along the west line of said Lot 4, in all a total distance of 314.00 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set in said south line of Willie Street;

THENCE, North 89 degrees, 41 minutes, 06 seconds East, along the said south line of Willie Street and the north line of said Lots 4, 5, 6, and 7 at a distance of 200.00 feet passing the northeast corner of said Lot 7 and the northernmost northwest corner of said Lot 11R and continuing in all a total distance of 698.50 feet to the POINT OF BEGINNING; CONTAINING: 462,139 square feet or 10.609 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, Fort Worth Independent School District does hereby adopt this plat as LOT 11R1, BLOCK 1, J. B. GRAY ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instruments as shown hereon.

Executed this the ____ day of _____, 2020.

Fort Worth Independent School District

By: _____
Name: Vicki Burris
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 Vicki Burris, 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 _____, 2020.

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

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

I, Robert W. Bryan, 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 direction and supervision during June 2019, and that all corners are shown hereon;

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.
RELEASED 8/19/20.

Robert W. Bryan
Registered Professional Land Surveyor No. 5508

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 Robert W. Bryan, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Robert W. Bryan and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

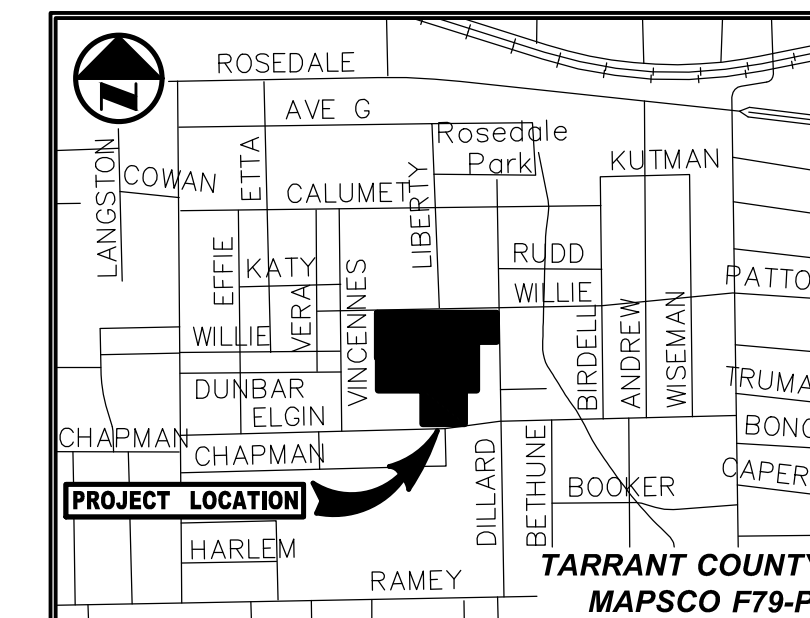
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTES

- 1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on June 25, 2019 with a combined scale factor of 1.00012.
- 2. The Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0330K, Community-Panel No. 480596 0330K, Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- 3. A drainage study shall be required prior to grading or building permit issuance on all lots.
- 4. The 15-foot wide utility easement depicted on Lot 11R, Block 1, J. B. Gray Addition according to plat recorded in Volume 388-149, Page 83, P.R.T.C.T. was vacated by Release and Abandonment recorded under Instrument Number D217018049, O.P.R.T.C.T.
- 5. The Lone Star Gas easement noted "to be abandoned upon removal of pipe" depicted on Lot 11R, Block 1, J. B. Gray Addition according to plat recorded in Volume 388-149, Page 83, P.R.T.C.T. was acknowledged by Atmos Energy Corporation (successor to Lone Star Gas) as having no facilities within the easement and acknowledged having no objections to the abandonment and release of the easement per letter dated December 16th, 2019 from Betty Daugherty, Right of Way Agent II, therefore the Lone Star Gas easement is formally vacated and abandoned by the filing of this plat.



VICINITY MAP (NOT TO SCALE)

LEGEND

- PROPERTY CORNER
- OFFSITE PROPERTY LINE
- EASEMENT LINE
- PROPERTY LINE
- CENTERLINE
- 1/2" IRON ROD WITH "PACHECO KOCH" CAP SET
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS

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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

Site Drainage Study

Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to 1.0 acre or more of land disturbance.

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.

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.

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.

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".

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, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

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

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



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

SURVEYOR:
PACHECO KOCH CONSULTING
ENGINEERS, INC.
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-814-7155
CONTACT: ROBERT W. BRYAN

OWNER:
FORT WORTH INDEPENDENT
SCHOOL DISTRICT
100 N. UNIVERSITY DRIVE
FORT WORTH, TX 76107
817-814-2000
CONTACT: VICKI BURRIS

YMLA
CASE No. FS-20-114

Pacheco Koch 4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

DRAWN BY EN	CHECKED BY RWB/DCP	SCALE 1"=40'	DATE MARCH 2020	JOB NUMBER 3613-19.279
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SHEET 2 OF 2
FINAL PLAT
**LOT 11R1, BLOCK 1
J.B. GRAY ADDITION**
BEING 10.609 ACRES OF LAND AND
BEING A REPLAT OF LOT 11R, BLOCK 1, J. B. GRAY ADDITION
RECORDED IN VOL. 388-149, PG. 83
LOTS 4-7, PRINCE ADDITION
RECORDED IN VOL. 388-D, PG. 447, P.R.T.C.T.
LOTS 1-3, AND A PORTION OF
VACATED 10-FOOT ALLEY, BLOCK 2,
WALTER WILLI ADDITION RECORDED IN VOL. 1013, PG. 7, P.R.T.C.T.
LOCATED IN THE CITY OF FORT WORTH
AND BEING OUT OF THE
DANIEL DULANY SURVEY, ABSTRACT NO. 411,
TARRANT COUNTY, TEXAS