

City Plan Commission  
City of Fort Worth, Texas  
Case No. CV-14-002

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

Plat Approval Date:

By: *Charles R. Ruff* (Chairman)

By: \_\_\_\_\_ (Secretary)

Surveyor's Notes and Standard Plat Notes

- This survey was performed with the benefit of a title commitment by Alliant National Title Insurance Company, Commitment Number 13-04023. Effective Date: November 1, 2013 and issued November 15, 2013. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("record documents"), documents of record referred to in the record documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on this survey except for those items listed within Schedule B of said commitment.
- The subject property surveyed hereon, lies within OTHER AREAS - Zone X (Unshaded) - areas determined to be outside the 0.2% annual chance floodplain, as shown on the National Flood Insurance Program's, Flood Insurance Rate Map (FIRM) for Parker County, Texas and Incorporated Areas, Map Numbers 48367C0200E and 48367C0325E, Effective Date: September 26, 2008 as published by the Federal Emergency Management Agency (FEMA).

201414833 PLAT Total Pages: 1

Parker County  
Cabinet **D**, Slide **345**

Owner's Certificate

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Parker 1102 Holdings, LTD is the owner of a parcel of land situated in the T&P RR CO Survey, Section 25, Abstract Number 1422, Parker County, Texas, and being a portion of a parcel of land described in the deed to Parker 1102 Holdings, LTD recorded in Volume 1877, Page 924 of the Deed Records of Parker County, Texas (hereafter referred to as the Parent Tract) and being more particularly described as follows:

BEGINNING at a 8 inch diameter cedar fence corner post found at the northeast corner of said Parent Tract;

THENCE SOUTH 00 degrees 48 minutes 22 seconds EAST, 453.00 feet with the east line of said Parent Tract to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set previously by this surveyor on the east line of said Parent Tract;

THENCE SOUTH 89 degrees 11 minutes 38 seconds WEST, 241.00 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set previously by this surveyor;

THENCE NORTH 00 degrees 48 minutes 22 seconds WEST, 282.92 feet parallel with the east line of said Parent Tract to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set previously by this surveyor on the curving south right of way line of Farm to Market 730 as described in the deed to the State of Texas recorded in Volume 280, Page 20 of said Dood Records being the beginning of a non-tangent curve concave to the southeast having a radius of 5679.15 feet, a chord bearing of NORTH 53 degrees 58 minutes 59 seconds EAST and a chord length of 294.97 feet, from which a found 5/8 inch rebar bears SOUTH 50 degrees 59 minutes 47 seconds WEST, 297.04 feet;

THENCE northeasterly along the curving south right of way line of said Farm to Market 730 an arc length of 295.00 feet to the POINT OF BEGINNING, containing 89,056 square feet or 2.044 acres.

BASIS OF BEARINGS: The Texas Coordinate System of 1983, North Central Zone 4202 (by GPS observation).

Owner's Dedication

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Parker 1102 Holdings, LTD, acting by and through the undersigned, its duly authorized agent, does hereby adopt this map designating the herein above described property as Parker 1102 Holdings Tract 1, located in Parker County, Texas.

*James R. Dunaway* JULY 14, 2014 JAMES R. DUNAWAY  
Parker 1102 Holdings, LTD Date Printed Name & Title

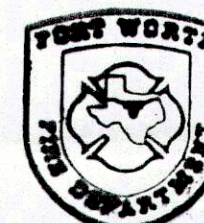
STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

*James Dunaway* OF PARKER 1102 HOLDINGS, LTD KNOWN TO ME BY THE PRESENTATION OF A TEXAS DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14<sup>th</sup> DAY OF July, 2014

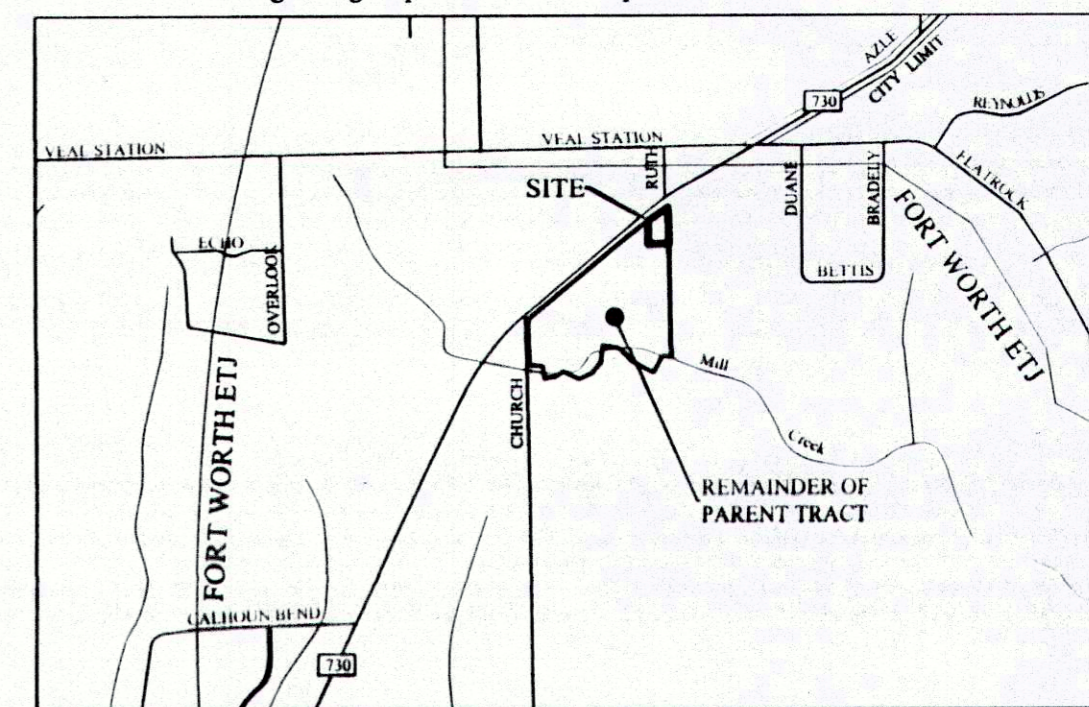
*Emily Crockett*  
NOTARY PUBLIC, STATE OF TEXAS



LT. RSC  
7-17-2014

VICINITY MAP  
NOT TO SCALE

Originating map obtained from <http://www.tnris.state.tx.us/>



ACCT. NO.: 16054  
SCH. DIST.: AZ  
CITY: NONE  
MAP NO.: M-10

Conveyance Plat  
Parker 1102 Holdings Tract 1  
2.044 ACRES  
T&P RR CO Survey, Section 25, Abstract Number 1422  
Parker County, Texas

Near the intersection of Ruth Lane with F.M. 730

Surveyor's Certification  
I, Robert A. Hansen, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

*Robert A. Hansen*  
Robert A. Hansen  
Registered Professional  
Land Surveyor No. 6439

7/15/14  
Date: TBD

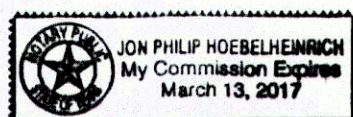


STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert A. Hansen, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS 15 DAY OF July, 2014

Notary Public in and for the State of Texas



L=297.07, R=5679.15  
D=002°59'50"  
S50°59'47"W-297.04'

Conveyance Plat Limitations

"This Conveyance Plat shall not convey any rights to development, or guarantee of public utilities, public or private access, or issuance of addressing and permits, without compliance with all subdivision rules and regulations and the approval and recording of a Final Plat."

Surveyor  
JPH Land Surveying, Inc.  
Robert A. Hansen  
Registered Professional  
Land Surveyor, No. 6439  
Tel: (817)431-4971  
email: robert@jphs.com

Title Company  
Rattikin Title Company  
201 Main Street, Suite 800  
Fort Worth, Texas, 76102

Owner  
Parker 1102 Holdings LTD  
Fort Worth Club Tower  
777 Taylor ST #1040  
Fort Worth, TX 76102

REMAINDER  
PARKER 1102 HOLDINGS, LTD.  
VOLUME 1877, PAGE 924  
D.R.P.C.T.

89,056 SQUARE FEET  
(2.044 ACRES)  
BEING A PORTION OF  
PARKER 1102 HOLDINGS, LTD.  
VOLUME 1877, PAGE 924  
D.R.P.C.T.

FEMA ZONE X (UNSHADED)  
SEE SURVEYOR'S NOTES

Parker 1102  
Holdings Tract 1

N00°48'22"W 282.92'

S89°11'38"W 241.00'

REMAINDER  
PARKER 1102 HOLDINGS, LTD.  
VOLUME 1877, PAGE 924  
D.R.P.C.T.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

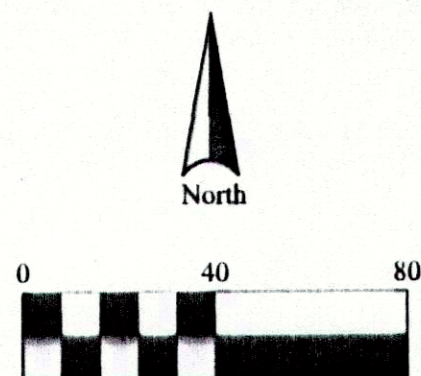
*Jeanne Brunson*

201414833  
07/29/2014 11:29 AM  
Fee: 76.00  
Jeanne Brunson, County Clerk  
Parker County, Texas  
PLAT

Legend of Abbreviations

- D.R.P.C.T. ~ Deed Records, Parker County, Texas
- P.R.P.C.T. ~ Plat Records, Parker County, Texas
- O.P.R.P.C.T. ~ Official Public Records, Parker County, Texas
- P.O.B. ~ Point of Beginning
- ETJ ~ Extraterritorial Jurisdiction
- CRSP ~ 1/2" capped rebar stamped "JPH LAND SURVEYING" set previously by this surveyor for a prior survey

JPH Land Surveying, Inc.  
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Keller, Texas 76248  
Tel: (817)431-4971 www.jphs.com  
TBPLS Firm #100195-00



JPH Job No. 2014.022.003  
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