

FLOOD NOTE

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, ACCORDING TO COMMUNITY PANEL NUMBER: 464390285K, MAP REVISED SEPTEMBER 23, 2009. THIS PROPERTY IS IN ZONE 'X'.

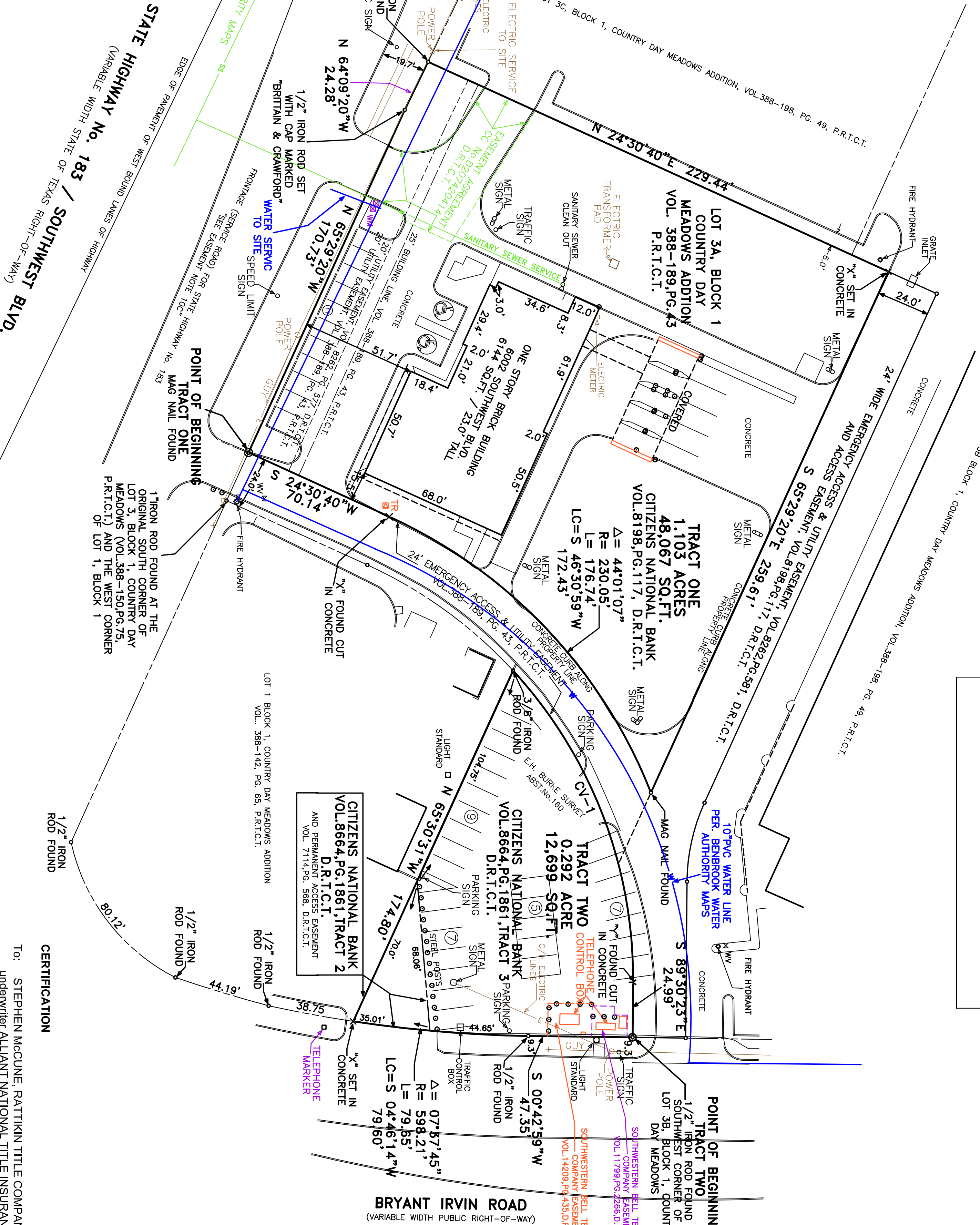
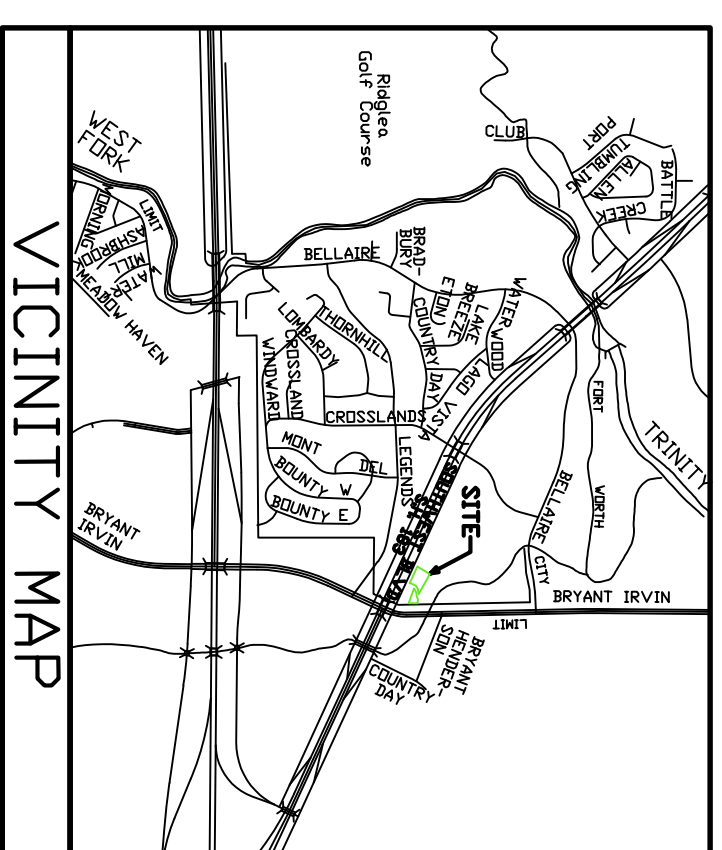
EASEMENT NOTES

1. RECORDING EASEMENTS DERIVED ON OR BEFORE 8/27/2011 ALIANT NATIONAL TITLE INSURANCE COMPANY, OF NO. ALIANT NATIONAL TITLE INSURANCE COMPANY
2. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR REFERRING EVIDENCE OF THE MATTERS WERE MUST BE DELETED FROM THIS INSTRUMENT:
 - a. A 20 FOOT WIDE EASEMENT ALONG THE SOUTHWEST CORNER OF THE PROPERTY FOR PUBLIC UTILITIES AS SHOWN BY PLAT RECORDED IN VOLUME 388-189, PAGE 43, DEED RECORDS OF TARRANT COUNTY, TEXAS.
 - b. A 20 FOOT BUILDING SETBACK LINE ALONG THE SOUTHWEST CORNER AS SHOWN BY PLAT RECORDED IN VOLUME 388-189, PAGE 43, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND SHOWN ON THE SURVEY.
 - c. ADJUTING RIGHTS OF INTEREST AND ACCESS TO LOT 309 AND 308 FROM THE PROPERTY RECORDED HEREON, AS RELEASED AND RELINQUISHED BY INSTRUMENT EXECUTED BY THOMAS J. CROSS TO THE STATE OF TEXAS, RECORDED IN VOLUME 382, PAGE 570, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND LINT'S STREET ACCESS TO THE HIGHWAY TO THE FRONTAGE ROADS ONLY.
 - d. EASEMENT FOR RIGHT-OF-WAY RECORDED IN VOLUME 392, PAGE 477, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.
 - e. TERMS, CONDITIONS, SPECIFICATIONS OF, AND EASEMENTS GRANTED BY INSTRUMENT FILED FOR RECORD UNDER COUNTY CLERK'S FILE NO. 20789217 AS CORRECTED BY INSTRUMENT RECORDED IN VOLUME 388-189, PAGE 43, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.
 - f. THIS TRACT WAS INTENTIONALLY DELETED.
 - g. EASEMENT FOR RIGHT-OF-WAY RECORDED IN VOLUME 392, PAGE 488, DEED RECORDS OF TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE TRACT OF LAND SHOWN HEREON.
 - h. EASEMENT FOR RIGHT-OF-WAY RECORDED IN VOLUME 302, PAGE 203, DEED RECORDS OF TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE TRACT OF LAND SHOWN HEREON.
 - i. EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1199, PAGE 88, AS MODIFIED BY INSTRUMENT RECORDED IN VOLUME 1199, AND IS SHOWN ON THE SURVEY.
 - j. EASEMENT FOR RIGHT-OF-WAY GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1199, PAGE 88, AS MODIFIED BY INSTRUMENT RECORDED IN VOLUME 1199, AND IS SHOWN ON THE SURVEY.
 - k. EASEMENT FOR RIGHT-OF-WAY GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1426, PAGE 43, DEED RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.
 - l. EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1426, PAGE 43, DEED RECORDS OF TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE TRACT OF LAND SHOWN HEREON.
 - m. THE POINT OF BEGINNING CHANGED TO TRACT'S EASING SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1426, PAGE 43, DEED RECORDS OF TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE TRACT OF LAND SHOWN HEREON.

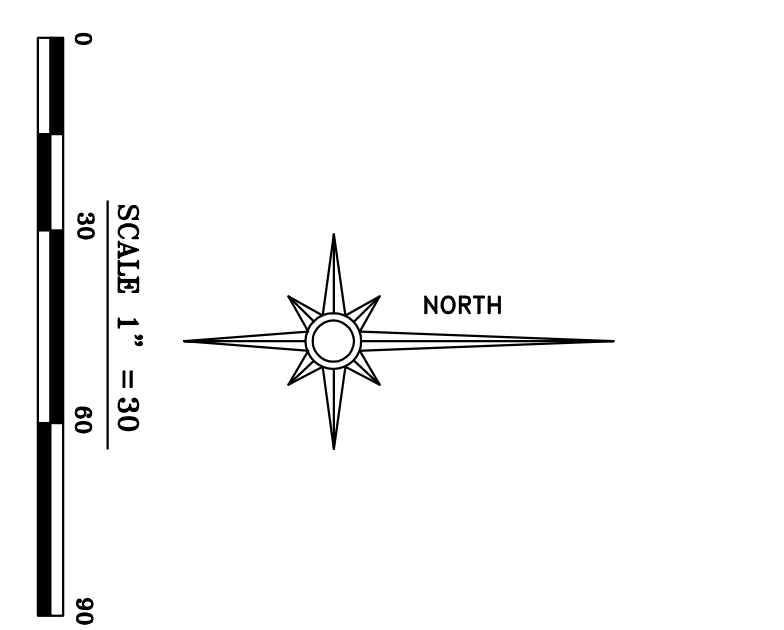
PARKING SPACE NOTE:
THERE ARE (39) REGULAR PARKING SPACES AND 2 HANDICAPPED PARKING SPACES ON THE TRACT OF LAND SHOWN HEREON

CURVE DATA
CV-1
Δ = 43°06'44"
R = 206.05'
L = 155.04'
LC = N 68°56'15"E
151.41'

ZONING REQUIREMENTS	
CV-1	COMMERCIAL DISTRICT
BUILDING SETBACK REQUIREMENTS	
FRONT YARD	= 25.0' FEET
REAR YARD	= 10.0' FEET
SIDE YARD	= 5.0' FEET
BUILDING HEIGHT	= 35.0' FEET
PARKING SPACE REQUIREMENTS	
OFF-STREET PARKING IN THE CITY OF TARRANT IS ACCORDING TO USE: THE TRACT OF LAND SHOWN HEREON IS CURRENTLY BEING USED AS A BANK, WHICH REQUIRES 1 SPACES OF EACH 400 SQUARE FEET OF FLOOR AREA.	



- LEGEND**
- AC = AIR CONDITIONING PAD
 - AS = AIR SIGN
 - CP = COVERED PORCH
 - HM = MANHOLE
 - SS MH = SANITARY SEWER MANHOLE
 - SD MH = STORM SEWER MANHOLE
 - WM = WATER MANHOLE
 - WM = WATER METER
 - FR = FRICTION LOSS
 - TR = TELEPHONE RISER BOX
 - SS CO = SANITARY SEWER CLEAN-OUT
 - GM = GAS METER
 - HP = HANDICAPPED PARKING SPACE
 - E = OVERHEAD ELECTRIC LINE
 - OV = OVERHEAD CABLE TELEVISION LINE
 - EM = ELECTRIC METER/SERVICE
 - J = TELEPHONE JUNCTION BOX
 - TF = ELECTRIC TRANSFORMER PAD
 - TSP = TRAFFIC SIGNAL BOX
 - TV = CABLE TELEVISION BOX



CERTIFICATION
TO: STEPHEN McCUNE, RATTIKIN TITLE COMPANY, and their UNDERWRITER ALLIANT NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(a), 7(c), 8, 9, 10, 11, 13 and 14 of Table A thereof. SURVEYED ON THE GROUND FEBRUARY 9, 2015

JAMES L. BRITTAIN
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 1674



LEGAL DESCRIPTION

TRACT ONE

BEGINNING at a magnetic nail found at the South corner of said Lot 3A, Block 1, COUNTRY DAY MEADOWS ADDITION, and said POINT OF BEGINNING also being the South corner of said Citizens National Bank Tract, according to the plat recorded in Volume 388-189, Page 43, of the Deed Record of Tarrant County, Texas, by the deed recorded in Volume 8198, Page 117, of the Deed Record of Tarrant County, Texas; said 1.103 acres of land being more particularly described by metes and bounds as follows:

1. N 65° 29' 20" W 170.73 feet, to a 1/2" iron rod marked "British & Crawford" set;
2. N 64° 09' 20" W 24.28 feet, to a 1/2" iron rod marked "British & Crawford" found at the West corner of said Lot 3, and the West corner of said Citizens National Bank Tract;
- THENCE N 24° 30' 40" E 229.44 feet, along the Northwest boundary line of said Lot 3, and the Northeast boundary line of said Citizens National Bank Tract, to an "X" cut in concrete set, at the North corner of said Lot 3;
- THENCE S 65° 29' 20" E 259.61 feet, along the Northeast boundary line of said Lot 3 and the Northwest boundary line of said Citizens National Bank Tract, to a magnetic nail found, at the East corner of said Lot 3A;
- THENCE along the Southeast boundary line of said Lot 3A, the Southeast boundary line of said Citizens National Bank Tract, and the Northwest boundary line of the 24' Emergency Access and Utility Easement dedicated to the City of Fort Worth by the amended plat recorded in Volume 388-189, Page 43, of the Deed Records of Tarrant County, Texas, as follows:
 1. SOUTHWESTERLY 176.74 feet, along a curve to the left having a radius of 220.05 feet, a central angle of 44° 01' 07", and a chord bearing S 46° 30' 59" W 172.43 feet, on "X" cut in concrete found, at the end of said curve;
 2. S 24° 30' 40" W 70.14 feet, to the POINT OF BEGINNING containing 1.103 acres (48,068 SQUARE FEET) of land.

LEGAL DESCRIPTION

TRACT TWO

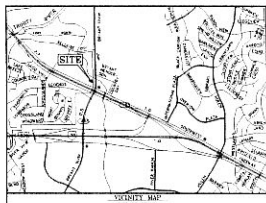
BEGINNING at a 222 acre of land located in the E.H. BURKE SURVEY, Abstract No. 180, Fort Worth, Tarrant County, Texas, and being the combination of the tracts of land included as Tract 2 and Tract 3, in the deed to Citizens National Bank, recorded in Volume 881, Page 1861, of the Deed Record of Tarrant County, Texas; said 0.292 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found, at the Northeast corner of said Tract 3, to Citizens National Bank and said POINT OF BEGINNING also lying at the Southeast corner of Lot 3B, Block 1, Country Day Meadows Addition, of the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-189, Page 43, of the Deed Record of Tarrant County, Texas, as follows:

THENCE along the West right-of-way line of said Bryant Irvin Road and the East boundary line of said Tracts 2 and 3, as follows:

1. S 00° 42' 59" W 47.35 feet, to a 1/2" iron rod found, at the beginning of a curve to the right;
2. SOUTHERLY 79.05 feet, along said curve to the right having a radius of 598.21 feet, a central angle of 107° 37' 42", and a chord bearing S 89° 42' 19" W 79.16 feet, to a 1/2" iron rod found, at the Southeast corner of said Tract 2, to Citizens National Bank, and the Northeast corner of Lot 1, Block 1, Country Day Meadows Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-142, Page 65, of the Plat Records of Tarrant County, Texas;
- THENCE N 65° 30' 31" W 174.80 feet, running along the Northeast boundary line of said Lot 1, Block 1, Country Day Meadows Addition, and the Southwest boundary line of said Tracts 2 and 3, to Citizens National Bank, to a 3/8" iron rod found, at the West corner of said Tract 3, and the North corner of said Lot 1, Block 1, Country Day Meadows Addition;
- THENCE along the North boundary line of said Tract 3, to a Citizens National Bank and the South boundary line of adjacent Lot 3B, Block 1, Country Day Meadows Addition, as follows:
 1. NORTHEASTERLY 156.04 feet, along a curve to the right having a radius of 206.06 feet, a central angle of 43° 05' 44", and a chord bearing N 58° 56' 15" E 151.41 feet, to a "X" cut in concrete found, at the end of said curve;
 2. S 89° 38' 22" E 24.99 feet, to the POINT OF BEGINNING containing 0.292 acre (12,700 SQUARE FEET) of land.

ALTA / ACSM LAND TITLE SURVEY
LOT 3A, BLOCK 1
OF
COUNTRY DAY MEADOWS ADDITION
TO THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 388-189,
PAGE 43, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS
AND
0.292 ACRE OF LAND
LOCATED IN THE
E.H. BURKE SURVEY, ABSTRACT NO. 160
CITY OF BENBROOK, TARRANT COUNTY, TEXAS



FLOODNOTE
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD RISK RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY PANEL NUMBER 48403040A; MAP RECORD NUMBER 2.1806.

BEARING BASE
THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINENTAL SHEETING REFERENCE DATA.

Any beneficial public utility, including the City of Benbrook, shall have the right to move and re-position all or part of any existing, future, trunk, public, utility or infrastructure which in any way endangers or interferes with the construction, maintenance or efficiency of any pipe, tunnel or any other structure shown on this plat. Any interested parties, including the City of Benbrook, shall have the right at all times of construction, reconstruction, inspection, maintenance, and adding to or removal of a part of its respective systems without the liability at any time of procuring the premises of anyone.

PLAIN REVISION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN A FLOODPLAIN EXCEPT UNLESS SPECIALLY APPROVED BY THE CITY OF BENBROOK. THERE SHALL BE NO ELEVATION OF ANY FLOOR FINISH OR FLOOR ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

ANY EXISTING CREEK, LAKE, RESERVOIR OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS PORTIONS OF THE ADDITION WILL REMAIN AS EXISTING CHANNELS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO THE DRAINAGE CHANNELS ALONG OR ACROSS SAID LOTS. THE CITY OF BENBROOK WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH DRAINAGE CHANNELS FOR THE CONTINGENCY OF CLEAN AND FREE OF DEBRIS, SILT, OR ANY SUBSTANCE WHICH WOULD HINDER ITS UNSUPPLEMENTARY MAINTENANCE WORK BY THE PROPERTY OWNER TO MAINTAIN SUCH CHANNELS UNDER THE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE CHANNELS ARE SUBJECT TO SUCH WATER CHANGES AND VARIATIONS, BANK EROSION, TO ADJUST TO SUCH CHANGES AS MAY BE NECESSARY FOR THE CITY OF BENBROOK SHALL NOT BE LIABLE FOR DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM A FAILURE OF ANY STRUCTURES WITHIN THE NATURAL DRAINAGE CHANNELS. THE NATURAL DRAINAGE CHANNELS, CROSSING EACH LOT IS SHOWN BY THE FLOODPLAIN EXAMINER'S AS SHOWN ON THE PLAN.

OWNER
BARNEY HOLLAND OIL COMPANY
P.O. BOX 1202
FORT WORTH, TX 76101
PHONE: (817) 324-6500
EMAIL: rholand@barneyoil.com

SURVEYOR
BRITAIN & CRAWFORD
LAND SURVEYING &
ENGINEERING
200 WEST 12TH STREET
FORT WORTH, TEXAS 76102
TELEPHONE: 817-335-2233
WWW.BC-SURVEYING.COM

STATE OF TEXAS
COUNTY OF TARRANT
OWNER'S ACKNOWLEDGMENT AND DECLARATION

WE, **BARNEY HOLLAND OIL COMPANY**, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, HEREBY ACKNOWLEDGE AND DECLARE:

LLEGAL DESCRIPTION
THAT WE ARE THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND THAT THE LAND IS DESCRIBED AS FOLLOWS:
TRACTS OF LAND LOCATED IN THE EAST BURNIE SURVEY, ABSTRACT NO. 106, FORT WORTH TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OR TRACTS CONTAINED IN BARNEY HOLLAND OIL COMPANY BY THE DEED RECORDED IN COUNTY CLERK FILE NUMBER 22-09349, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING THE OIL AND RESERVE INTERESTS DESCRIBED BY WELLS AND BOND NO. 703-6734.

- BEING 3.00 ACRES OF LAND LOCATED IN THE EAST BURNIE SURVEY, ABSTRACT NO. 106, FORT WORTH TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OR TRACTS CONTAINED IN BARNEY HOLLAND OIL COMPANY BY THE DEED RECORDED IN COUNTY CLERK FILE NUMBER 22-09349, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING THE OIL AND RESERVE INTERESTS DESCRIBED BY WELLS AND BOND NO. 703-6734.
- BEING 1.00 ACRES OF LAND LOCATED IN THE EAST BURNIE SURVEY, ABSTRACT NO. 106, FORT WORTH TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OR TRACTS CONTAINED IN BARNEY HOLLAND OIL COMPANY BY THE DEED RECORDED IN COUNTY CLERK FILE NUMBER 22-09349, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING THE OIL AND RESERVE INTERESTS DESCRIBED BY WELLS AND BOND NO. 703-6734.
- BEING 1.00 ACRES OF LAND LOCATED IN THE EAST BURNIE SURVEY, ABSTRACT NO. 106, FORT WORTH TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OR TRACTS CONTAINED IN BARNEY HOLLAND OIL COMPANY BY THE DEED RECORDED IN COUNTY CLERK FILE NUMBER 22-09349, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING THE OIL AND RESERVE INTERESTS DESCRIBED BY WELLS AND BOND NO. 703-6734.

POINT OF BEGINNING
1/2" IRON ROD FOUND

STATE HIGHWAY No. 181 (SOUTHWEST BLVD)
(UNPAVED, 80% STATE OF TEXAS RIGHT-OF-WAY)

CITY OF BENBROOK, TEXAS
APPROVED BY PLANNING AND ZONING COMMISSION.
CHAIR: _____
DATE: **12-12-16**

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BARNEY H. HOLLAND, JR.**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

CITY CLERK/CLERK FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATEMENT OF SURVEYOR
I, THE UNDERSIGNED A PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION ON THE OATH.

GREAT BLINDS 816'S
STATE OF TEXAS NO. 5702
DATE: JUNE 07, 2008

FINAL PLAT
OF
LOT 1A, BLOCK 1
COUNTRY DAY MEADOWS
ADDITION
TO THE CITY OF BENBROOK,
TARRANT COUNTY, TEXAS

PREPARED: JULY 16, 2016
REVISED: _____

0.825 ACRES (GROSS) 1 LOT

THIS PLAT FILED IN INSTRUMENT # _____, DATE _____, 2016

SIN FIN #746