

**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, COMMUNITY-PANEL NUMBER 48439C0280K, MAP REVISED SEPTEMBER 25, 2009.

**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.

**Parkway Permit**  
 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.

**Private Pressure Reducing Valves**  
 Pressure Reducing Valves will be required, water pressure exceeds 80 p.s.i.

**GENERAL NOTES:**

- DUMPSTER PICKUP MUST BE LOCATED INTERNAL TO SITE.
- DIRECT ACCESS TO IH-35 FRONTAGE ROAD IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TxDOT.
- A TxDOT PERMIT IS REQUIRED FOR WORK IN AND ALONG STATE RIGHT-OF-WAY. STREET CONNECTIONS TO TxDOT RIGHT-OF-WAY ARE CONTINGENT UPON TxDOT APPROVAL.
- SUBMITTAL OF AN ACCESS AGREEMENT TO TPW IS REQUIRED TO ALLOW VEHICULAR TRAFFIC TO CROSS PRIVATE UTILITY ROW OR EASEMENT.

OWNER:  
**BARNEY HOLLAND OIL COMPANY**  
 P.O. BOX 1260  
 FORT WORTH, TX 76101  
 PHONE: (817) 834-6600  
 EMAIL: bholland@holland1928.com

CONTACT: Barney B. Holland, Jr.

SURVEYOR:  
**BRITAIN & CRAWFORD**  
 LAND SURVEYING &  
 TOPOGRAPHIC MAPPING  
 TEL (817) 926-0211  
 FAX (817) 926-9347  
 P.O. BOX 11374 • 3908 SOUTH FREEWAY  
 FORT WORTH, TEXAS 76110  
 EMAIL: cdm@britain-crawford.com  
 WEBSITE: www.britain-crawford.com  
 FIRM CERTIFICATION 1019000

**BEARING BASIS NOTE:**  
 THE BEARINGS INDICATED HEREON ARE BASED UPON OUR FIELD SURVEYED ANGLES RELATED TO THE ORIGINAL RECORDED PLAT OF THIS LOT

**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 filing 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 II of said ordinance, and becomes effective on the date a building permit is issued, or on 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.

**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.

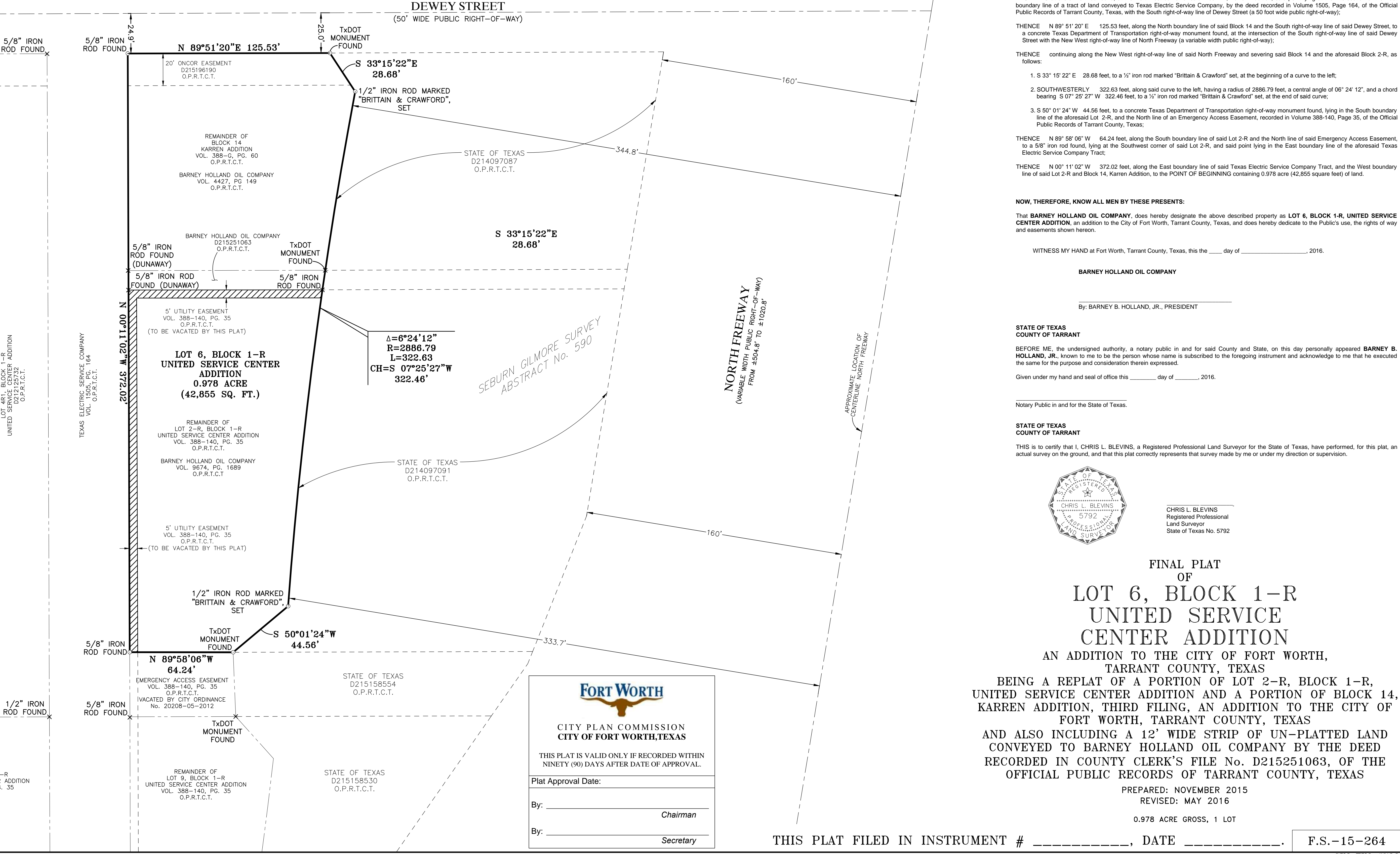
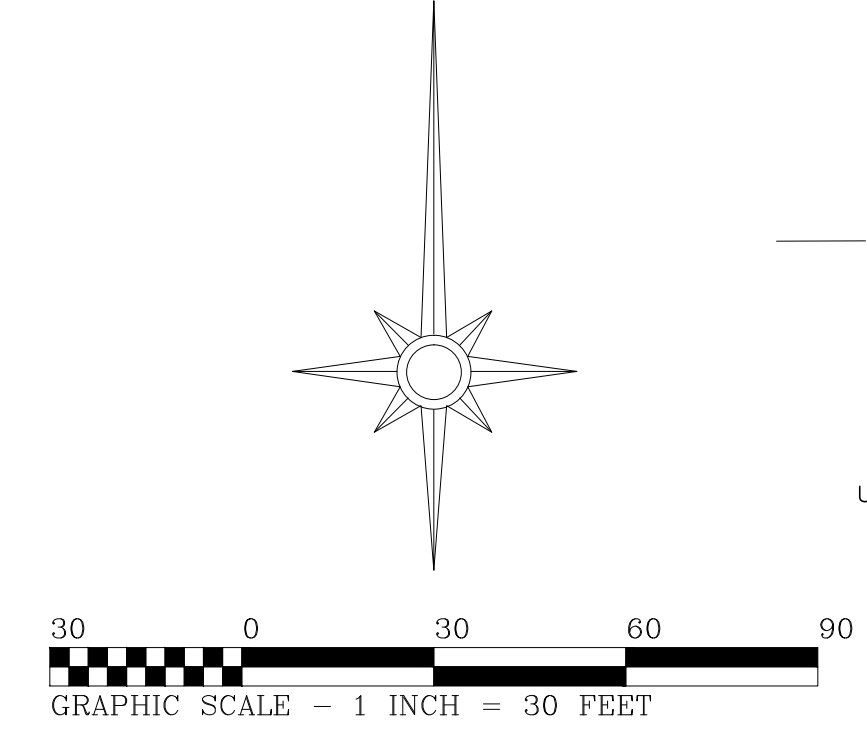
**Sidewalks**  
 Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

**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.

**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.

**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 Maintenance Note**  
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.



STATE OF TEXAS  
 COUNTY OF TARRANT

WHEREAS, **BARNEY HOLLAND OIL COMPANY**, acting by and through the undersigned, its duly authorized representative, is the sole owner of three tracts of land situated in the SEBURN GILMORE SURVEY, Abstract No. 590, Fort Worth, Tarrant County, Texas, according to the deeds recorded in Volume 4427, Page 149, County Clerk's File No. D215251063, and Volume 9674, Page 1689, of the Deed Records of Tarrant County, Texas. Said tracts of land being more particularly described as follows:

**LEGAL DESCRIPTION**  
 BEING 0.978 acre of land situated in the SEBURN GILMORE SURVEY, Abstract No. 590, Fort Worth, Tarrant County, Texas, and being a portion of Block 14, Karren Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-G, Page 60, of the Plat Records of Tarrant County, Texas, and a portion of Lot 2-R, Block 1-R, United Service Center Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-140, Page 35, of the Plat Records of Tarrant County, Texas, and a 12 foot wide strip of land conveyed to Barney Holland Oil Company, by the deed recorded in County Clerk's File No. D215251063, of the Official Public Records of Tarrant County, Texas. Said 0.978 acre of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod found, at the Northwest corner of said Block 14, Karren Addition, said point lying at the intersection of the East boundary line of a tract of land conveyed to Texas Electric Service Company, by the deed recorded in Volume 1505, Page 164, of the Official Public Records of Tarrant County, Texas, with the South right-of-way line of Dewey Street (a 50 foot wide public right-of-way);

THENCE N 89° 51' 20" E 125.53 feet, along the North boundary line of said Block 14 and the South right-of-way line of said Dewey Street, to a concrete Texas Department of Transportation right-of-way monument found, at the intersection of the South right-of-way line of said Dewey Street with the New West right-of-way line of North Freeway (a variable width public right-of-way);

THENCE continuing along the New West right-of-way line of said North Freeway and severing said Block 14 and the aforesaid Block 2-R, as follows:

- S 33° 15' 22" E 28.68 feet, to a 1/2" iron rod marked "Britain & Crawford" set, at the beginning of a curve to the left;
- SOUTHWESTERLY 322.63 feet, along said curve to the left, having a radius of 2886.79 feet, a central angle of 06° 24' 12", and a chord bearing S 07° 25' 27" W 322.46 feet, to a 1/2" iron rod marked "Britain & Crawford" set, at the end of said curve;
- S 50° 01' 24" W 44.56 feet, to a concrete Texas Department of Transportation right-of-way monument found, lying in the South boundary line of the aforesaid Lot 2-R, and the North line of an Emergency Access Easement, recorded in Volume 388-140, Page 35, of the Official Public Records of Tarrant County, Texas;

THENCE N 89° 58' 06" W 64.24 feet, along the South boundary line of said Lot 2-R and the North line of said Emergency Access Easement, to a 5/8" iron rod found, lying at the Southwest corner of said Lot 2-R, and said point lying in the East boundary line of the aforesaid Texas Electric Service Company Tract;

THENCE N 00° 11' 02" W 372.02 feet, along the East boundary line of said Texas Electric Service Company Tract, and the West boundary line of said Lot 2-R and Block 14, Karren Addition, to the POINT OF BEGINNING containing 0.978 acre (42,855 square feet) of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**  
 That **BARNEY HOLLAND OIL COMPANY**, does hereby designate the above described property as **LOT 6, BLOCK 1-R, UNITED SERVICE CENTER ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the Public's use, the rights of way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this \_\_\_ day of \_\_\_, 2016.

**BARNEY HOLLAND OIL COMPANY**  
 By: **BARNEY B. HOLLAND, JR.**, PRESIDENT

STATE OF TEXAS  
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared **BARNEY B. HOLLAND, JR.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_ day of \_\_\_, 2016.

Notary Public in and for the State of Texas.

STATE OF TEXAS  
 COUNTY OF TARRANT

THIS is to certify that I, **CHRIS L. BLEVINS**, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.



**CHRIS L. BLEVINS**  
 Registered Professional  
 Land Surveyor  
 State of Texas No. 5792

FINAL PLAT  
 OF  
**LOT 6, BLOCK 1-R  
 UNITED SERVICE  
 CENTER ADDITION**  
 AN ADDITION TO THE CITY OF FORT WORTH,  
 TARRANT COUNTY, TEXAS  
 BEING A REPLAT OF A PORTION OF LOT 2-R, BLOCK 1-R,  
 UNITED SERVICE CENTER ADDITION AND A PORTION OF BLOCK 14,  
 KAREN ADDITION, THIRD FILING, AN ADDITION TO THE CITY OF  
 FORT WORTH, TARRANT COUNTY, TEXAS  
 AND ALSO INCLUDING A 12' WIDE STRIP OF UN-PLATTED LAND  
 CONVEYED TO BARNEY HOLLAND OIL COMPANY BY THE DEED  
 RECORDED IN COUNTY CLERK'S FILE No. D215251063, OF THE  
 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

PREPARED: NOVEMBER 2015  
 REVISED: MAY 2016

0.978 ACRE GROSS, 1 LOT

**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

THIS PLAT FILED IN INSTRUMENT # \_\_\_\_\_, DATE \_\_\_\_\_, F.S.-15-264