

NOTES

WATER/WASTEWATER IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and the 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 current impact fee ordinance. 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 the connection date to the municipal water and/or wastewater system.

BUILDING PERMITS
No Building Permit shall be issued for any lot in this subdivision until appropriate provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements; and approval is obtained from the City of Fort Worth.

UTILITY EASEMENTS
Any public franchised 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, or 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.

FLOOD NOTE
According to the Flood Insurance Rate Map No. 48439C0395 J, published by the Federal Emergency Management Agency, dated: August 23, 2000, a portion of the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

FLOODPLAIN RESTRICTIONS
No construction shall be allowed within the floodplain easements, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

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 on both sides of dedicated public streets, in conformance with current City policy.

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easements of any type. Unless otherwise noted, all corners shown hereon are 5/8" iron rods set with a cap stamped "PATE".

STATE OF TEXAS
COUNTY OF TARRANT

THAT VERTEX ASSET PARTNERS, L.P. ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT DESIGNATED AS LOT 1 AND LOT 2, BLOCK A, OAKMONT CENTER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS THE 24th DAY OF August, A.D., 2005.

VERTEX ASSET PARTNERS, L.P.
BY: VERTEX INVESTMENTS, INC.

STATE OF TEXAS
COUNTY OF TARRANT

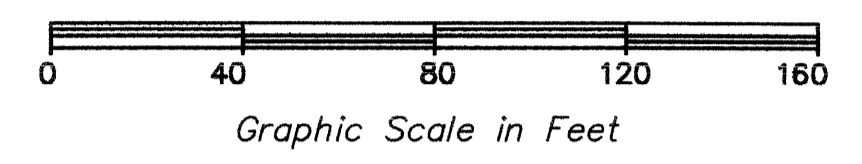
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24 DAY OF August, 2005, BY Michael J. Mallick

DAVID CARLTON LEWIS
Notary Public
State of Texas
My Commission Expires: 8-27-07

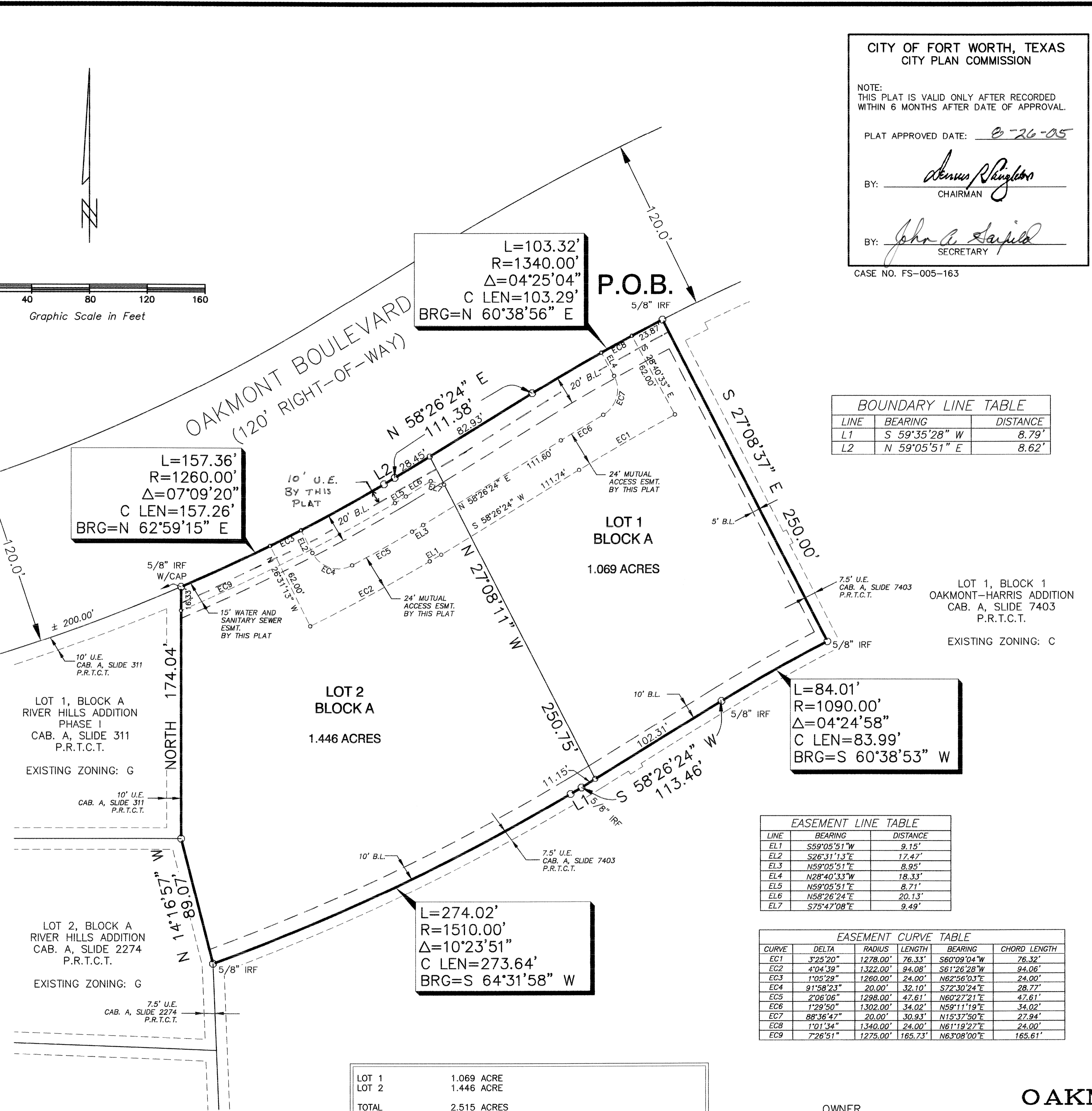
STATE OF TEXAS
COUNTY OF TARRANT

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID CARLTON LEWIS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5647
DATE: 2-24-05



HARRIS PARKWAY
(VARIABLE-WIDTH RIGHT-OF-WAY)



CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

NOTE:
THIS PLAT IS VALID ONLY AFTER RECORDED WITHIN 6 MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: 2-26-05

BY: Denise Singleton
CHAIRMAN

BY: John A. Sanford
SECRETARY

CASE NO. FS-005-163

LEGAL DESCRIPTION
OAKMONT CENTER ADDITION
JOHN F. HEATH SURVEY, A-641
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

All that certain 2.515 acres of land described in deed from Fort Worth Osteopathic Hospital, Inc. to Vertex Asset Partners, L.P., recorded in Document No. 204203008, in the Deed Records of Tarrant County, Texas, in the John F. Heath Survey, A-641, City of Fort Worth, Tarrant County, Texas, more particularly described by metes and bounds as follows (all bearings shown hereon are based on said 2.515 acre tract):

BEGINNING at a 5/8" iron rod found for the northeast corner of the herein described tract, common to the north northerly northwest corner of Lot 1, Block 1, Oakmont-Harris Addition, recorded in Cabinet A, Slide 7403, in the Plat Records of Tarrant County, Texas, and in the south right-of-way line of Oakmont Boulevard (120' right-of-way);

THENCE South 27° 08' 37" East - 250.00' along the east line of the herein described tract, common to a west line of said Lot 1, Block 1, Oakmont-Harris Addition, to a 5/8" iron rod found for the southeast corner of the herein described tract, which is a point on a curve to the left having a central angle of 04° 24' 58", a radius of 1090.00', and a chord bearing and distance of South 60° 38' 53" West - 83.99';

THENCE along said curve to the left, along the south line of the herein described tract, common to a north line of said Lot 1, Block 1, Oakmont-Harris Addition, an arc distance of 84.01' to a 5/8" iron rod found for the end of curve;

THENCE South 58° 26' 24" West - 113.46' continuing along the south line of the herein described tract, common to a north line of said Lot 1, Block 1, Oakmont-Harris Addition, to a 5/8" iron rod found for an angle corner of the herein described tract;

THENCE South 59° 35' 28" West - 8.79' continuing along the south line of the herein described tract, common to a north line of said Lot 1, Block 1, Oakmont-Harris Addition, to a 5/8" iron rod with a cap stamped "PATE" set for the Point of Curvature of a curve to the right, having a central angle of 10° 23' 51", a radius of 1510.00', and a chord bearing and distance of South 64° 31' 58" West - 273.64';

THENCE along said curve to the right, along the south line of the herein described tract, common to a north line of said Lot 1, Block 1, Oakmont-Harris Addition, to a 5/8" iron rod found for the end of curve and the southwest corner of the herein described tract, in the east line of Lot 2, Block A, River Hills Addition, recorded in Cabinet A, Slide 2274, in the Plat Records of Tarrant County, Texas;

THENCE North 14° 16' 57" West - 89.07' along the west line of the herein described tract, common to the east line of said Lot 1, Block A, River Hills Addition, Phase I, to a 5/8" iron rod with a cap found for the northwest corner of the herein described tract, common to the northeast corner of said Lot 1, Block A, River Hills Addition, Phase I, in the south right-of-way line of aforesaid Oakmont Boulevard, which is a point on a curve to the left, having a central angle of 07° 09' 20", a radius of 1260.00', and a chord bearing and distance of North 62° 59' 15" East - 157.26';

THENCE along said curve to the left, along the north line of the herein described tract, common to the south right-of-way line of said Oakmont Boulevard, an arc distance of 103.32' to a 5/8" iron rod with a cap stamped "PATE" set for the end of curve;

THENCE North 59° 05' 51" East - 8.62' along the north line of the herein described tract, common to the south right-of-way line of said Oakmont Boulevard, to a 5/8" iron rod with a cap stamped "PATE" set for an angle corner of the herein described tract;

THENCE North 58° 26' 24" East - 113.38' along the north line of the herein described tract, common to the south right-of-way line of Oakmont Boulevard, to a 5/8" iron rod with a cap stamped "PATE" set for the Point of Curvature of a curve to the right, having a central angle of 04° 25' 04", a radius of 1340.00', and a chord bearing and distance of North 60° 38' 56" East - 103.29';

THENCE along said curve to the right, along the north line of the herein described tract, common to the south right-of-way line of said Oakmont Boulevard, an arc distance of 103.32' to the POINT OF BEGINNING and containing 2.515 acres of land.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°35'28" W	8.79'
L2	N 59°05'51" E	8.62'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	S59°05'51"W	9.15'
EL2	S26°31'13"E	17.47'
EL3	N59°05'51"E	8.95'
EL4	N28°40'33"W	18.33'
EL5	N59°05'51"E	8.71'
EL6	N58°26'24"E	20.13'
EL7	S75°47'08"E	9.49'

EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD LENGTH
EC1	3°25'20"	1278.00'	76.33'	S60°09'04"W	76.32'
EC2	4°04'39"	1322.00'	94.08'	S61°26'28"W	94.06'
EC3	1°05'29"	1260.00'	24.00'	N62°56'03"E	24.00'
EC4	91°58'23"	20.00'	32.10'	S72°30'24"E	28.77'
EC5	2°06'06"	1298.00'	42.61'	N60°27'21"E	42.61'
EC6	1°29'50"	1302.00'	34.02'	N59°11'19"E	34.02'
EC7	88°36'47"	20.00'	30.93'	N15°37'50"E	27.94'
EC8	1°01'34"	1340.00'	24.00'	N61°19'27"E	24.00'
EC9	7°26'51"	1275.00'	165.73'	N63°08'00"E	165.61'

LOT 1 1.069 ACRE
LOT 2 1.446 ACRE
TOTAL 2.515 ACRES
TOTAL LOTS: 2

CURRENT ZONING = G
PROPOSED ZONING = G
ADJACENT ZONING AND USE: WEST = G - INTENSIVE COMMERCIAL
EAST = C - MEDIUM DENSITY MULTI-FAMILY
SOUTH = C - MEDIUM DENSITY MULTI-FAMILY

BUILDING LINE FOR LOT 1
FRONT = 20'
REAR = 10'
SIDE = 5' MINIMUM ADJACENT TO RESIDENTIAL, NONE OTHERWISE

BUILDING LINE FOR LOT 2
FRONT = 20'
REAR = 10'

LEGEND

IRF DENOTES IRON ROD FOUND
(C.M.) CONTROLLING MONUMENT
P.O.B. POINT OF BEGINNING
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
U.E. UTILITY EASEMENT
DOC. DOCUMENT

OWNER
VERTEX ASSET PARTNERS, L.P.,
3721 CAMP BOWIE BOULEVARD
SUITE 100
FORT WORTH, TEXAS 76107
MICHAEL J. MALLICK, PRESIDENT

SURVEYOR
PATE ENGINEERS, INC.
DAVID CARLTON LEWIS, R.P.L.S.
2201 BROOKHOLLOW PLAZA DRIVE, STE. 160
ARLINGTON, TX 76011
PH (817) 695-4994
FAX (817) 695-5888

FINAL PLAT
OAKMONT CENTER ADDITION
LOTS 1 AND 2, BLOCK A

AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

LOCATED IN THE
JOHN F. HEATH SURVEY, ABSTRACT NO. 641

PATE ENGINEERS

8150 BROOKRIVER DR., SUITE S-700, DALLAS, TEXAS
TEL: (214) 357-2981 FAX (214) 357-2985
WWW.PATEENG.COM

PROJECT NO. 126700300 DATE: AUGUST, 2005 SHEET 1 OF 1
CASE FILE NO. FS-005-163
THIS PLAT IS FILED IN CABINET A, SLIDE 10481, DATE: 8/26/05