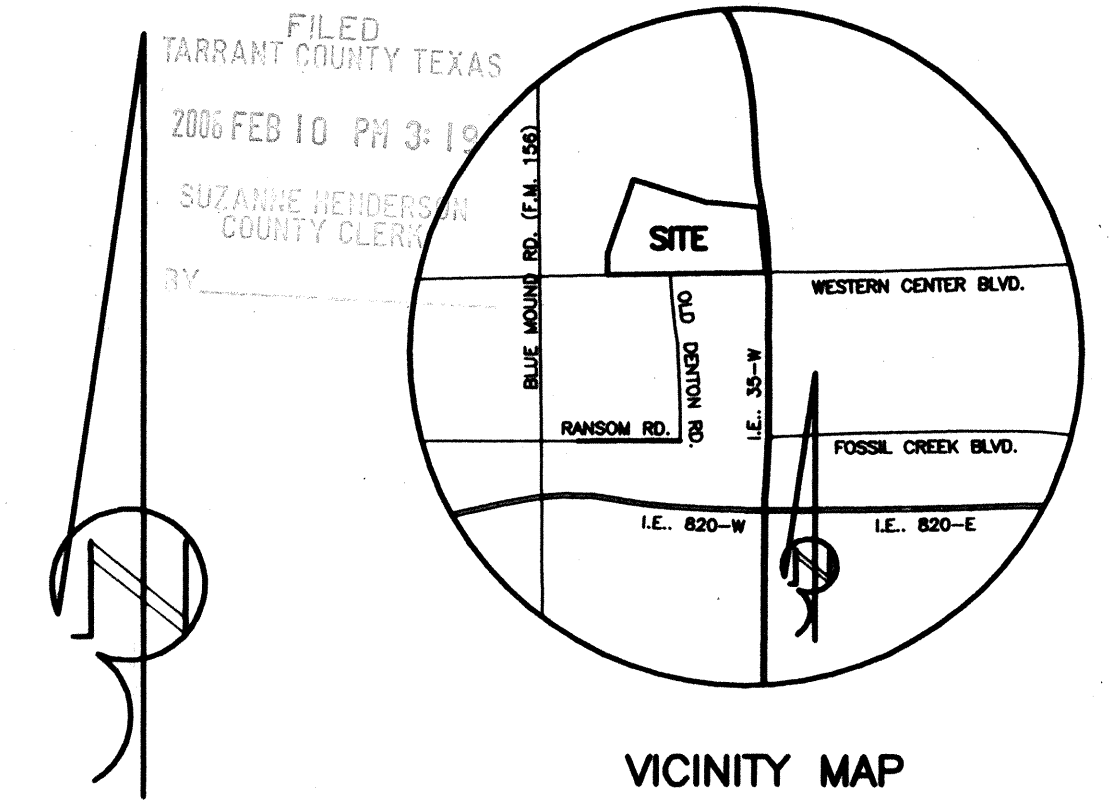


CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	100.00'	56.49'	32°22'00"	55.74'	S71°45'18"E
C-2	100.00'	56.49'	32°22'00"	55.74'	S71°45'18"E
C-3	137.50'	81.90'	25°47'39"	61.38'	S75°02'29"E
C-4	150.00'	100.52'	38°23'44"	98.65'	S81°20'31"E
C-5	175.00'	102.48'	33°33'09"	101.02'	N18°47'59"E
C-6	145.00'	84.91'	33°33'09"	83.70'	N18°47'59"E

BENCHMARK:  
 SQUARE CUT IN CENTER OF INLET, WEST CURB LINE OF SOUTH BOUND I-35W SERVICE ROAD ABOUT 100' NORTH OF THE NORTH CURB OF WESTERN CENTER BOULEVARD. ELEVATION = 608.29'.  
 DATUM PER CITY OF FORT WORTH MONUMENT 8554 (605.79').

**TREE PLANTING AND PRESERVATION REQUIREMENTS**  
 After initial removal of protected trees as agreed pursuant to MAC G-14980 dated July 5, 2005 and resolved August 4, 2005, the removal of additional protected trees determined to be within the building footprint, parking areas or drives and within ten (10) of the building footprint, parking areas or drives will be allowed without mitigation at the time individual lot development plans are formulated. The removals of protected trees will require a tree removal permit from the City Forester based on the final layout of buildings, parking and drives, and the development zone of 10 feet beyond those improvements. Should additional trees need to be removed to develop the site, replacement will be determined based upon the standard of 30% overall lot coverage, rather than an one inch for one inch diameter replacement. With respect to tree planting, no other ordinances apply.



**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, 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; any such utility shall have the right at all times to ingress and egress upon said easements for the purpose of construction, inspection, patrolling, maintaining, and adding to or removing any part of its respective systems without the necessity of any time of procuring the permission of anyone.

**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 1 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.

**SITE DRAINAGE STUDY**  
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary drainage improvement plans. The current owner shall submit a letter to the Department of Transportation and Public Works Director 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.

**FLOOD RESTRICTIONS**  
 No construction shall be allowed within the flood plain easement without the written approval of the Director of Transportation and Public Works. In order to secure approval, satisfactory engineering studies and/or detailed engineering improvement plans, shall be prepared and submitted to the party's wishing to construct within the flood. Where construction is permitted, assuming ultimate development conditions, all finished floor elevations shall be a minimum of two feet above the 100-year flood water elevation, or one foot above the 100-year flowery water surface elevation.

**PRIVATE COMMON AREA AND FACILITIES**  
 The City of Fort Worth shall not be held responsible for the construction or operation of any lots containing private common areas or facilities identified as such on this plat. Said lots and facilities shall include, but are not limited to: private streets, emergency access easements, and gated private entrances; recreation, landscape and open space areas; water and wastewater distribution, collection and treatment facilities; and club house, recreation buildings and outdoor 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.

**MAINTENANCE: FLOOD-PLAIN/DRAINAGE WAY**  
 The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt, or other substances which would result in the unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure's within the drainage ways. The drainage way crossing each lot is contained within the flood easement line as shown on the plat.

**BUILDING PERMITS**  
 No building permits 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, and paving improvements; and approval is obtained from the City of Fort Worth.

**SIDEWALKS**  
 Sidewalks are required on both sides of dedicated public streets, in conformance with current City policy. Sidewalks are to be constructed on each lot by the owner prior to issuance of a certificate of occupancy.

**PERMANENT STRUCTURES**  
 No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.

- GENERAL NOTES:**
1. Building setback lines to be established per requirements of City of Fort Worth zoning ordinance.
  2. Basis of bearing is the plat recorded in Cabinet A, Slide 4653.
  3. All recording information on this plat is per Tarrant County deed and plat records.
  4. Existing zoning for this tract is I (Industrial).

Note: Individual Lot Owners are responsible for maintenance of access easement paving and storm drain facilities that are within the boundaries of their lots.

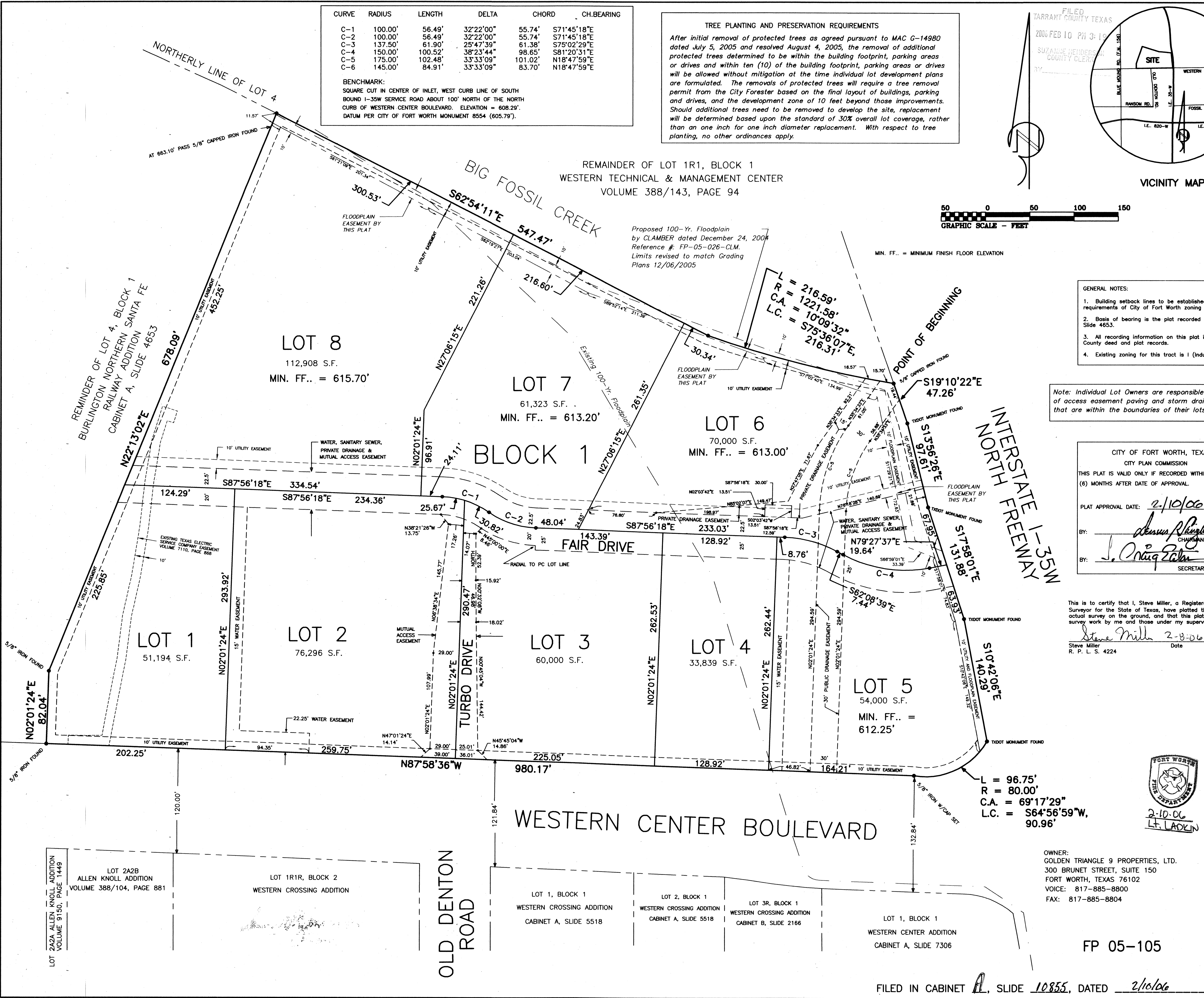
CITY OF FORT WORTH, TEXAS  
 CITY PLAN COMMISSION  
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.  
 PLAT APPROVAL DATE: 2/10/06  
 BY: *Deanna R. England* CHAIRMAN  
 BY: *J. Orin E. Egan* SECRETARY

This is to certify that I, Steve Miller, a Registered Professional Land Surveyor for the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.  
 Steve Miller 2-8-06 Date  
 R. P. L. S. 4224



**FINAL PLAT OF**  
**LOTS 1-8, BLOCK 1**  
**WESTERN CENTER NORTH ADDITION**  
 BEING A REPLAT OF A PORTION OF  
 LOT 4, BLOCK 1, BURLINGTON NORTHERN  
 SANTA FE RAILWAY ADDITION  
 AN ADDITION TO THE CITY OF FORT WORTH  
 AS SHOWN ON THE PLAT RECORDED IN  
 CABINET A, SLIDE 4653, PLAT RECORDS,  
 TARRANT COUNTY, TEXAS AND ALSO BEING  
 LOCATED IN THE W. SMITH SURVEY,  
 ABSTRACT NUMBER 1418, TARRANT COUNTY, TEXAS  
 FEBRUARY 2006 8 LOTS 11.927 ACRES

<b>MILLER SURVEYING, INC.</b>			
430 MID-CITIES BOULEVARD, HURT, TEXAS 76054			
PHONE: METRO (817) 577-1052 FAX: METRO (817) 577-0972			
DRAWN BY: CDM	DATE: 12-07-05	JOB NO.: 04063	PLAT FILE: 04063D.dwg
REVISED: 02-08-06 ADDED 10' UTILITY EASEMENT IN LOTS 6-8 (SOUTH SIDE)			



LOT 2A2A ALLEN KNOLL ADDITION  
 VOLUME 9150, PAGE 1449

LOT 2A2B  
 ALLEN KNOLL ADDITION  
 VOLUME 388/104, PAGE 881

LOT 1R1R, BLOCK 2  
 WESTERN CROSSING ADDITION

LOT 1, BLOCK 1  
 WESTERN CROSSING ADDITION  
 CABINET A, SLIDE 5518

LOT 2, BLOCK 1  
 WESTERN CROSSING ADDITION  
 CABINET A, SLIDE 5518

LOT 3R, BLOCK 1  
 WESTERN CROSSING ADDITION  
 CABINET B, SLIDE 2166

LOT 1, BLOCK 1  
 WESTERN CENTER ADDITION  
 CABINET A, SLIDE 7306

OWNER:  
 GOLDEN TRIANGLE 9 PROPERTIES, LTD.  
 300 BRUNET STREET, SUITE 150  
 FORT WORTH, TEXAS 76102  
 VOICE: 817-885-8800  
 FAX: 817-885-8804

FP 05-105

FILED IN CABINET A, SLIDE 10855, DATED 2/10/06