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A-7581

LINE TABLE: ONCOR ELECTRIC EASEMENTS				
LINE	ARC	RADIUS	DELTA	CHORD BEARING
L1	23.16'			S00°00'56"E
L2	8.63'			S59°42'08"W
C1	479.12'	1140.00'	24°04'49"	S71°32'45"W 475.60'
C2	98.96'	940.00'	06°01'55"	S86°36'08"W 98.91'
L3	179.18'			N13°57'56"E
L4	33.54'			N12°35'47"W
L5	172.35'			N13°57'56"E
L6	10.31'			N89°58'13"E
L7	172.48'			S13°57'56"W
L8	33.54'			S12°35'47"E
L9	168.57'			S13°57'56"W
C3	85.00'	930.00'	05°14'13"	N86°12'17"E 84.97'
C4	466.26'	1130.00'	23°38'29"	N71°45'55"E 462.96'
L10	11.58'			N00°00'56"W
L11	23.16'			N59°42'08"E
L12	10.01'			N30°15'15"W
C5	55.24'	1470.00'	02°09'12"	S60°53'18"W 55.24'
C6	10.00'	1470.00'	00°23'23"	S59°37'00"W 10.00'
L13	177.79'			N30°28'53"W
L14	20.00'			N59°31'07"E
L15	20.00'			S30°28'53"E
L16	10.00'			S59°31'07"W
L17	157.81'			S30°28'53"E

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; 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.

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, SIDEWALKS AND PAVING IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

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 CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II 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.

STATE OF TEXAS *
COUNTY OF DALLAS *
KNOW ALL MEN BY THESE PRESENTS:
THAT I, DAVID A. VILBIG, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

David A. Vilbig
DAVID A. VILBIG
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3989

NOT A PUBLIC RECORD
THIS SURVEY IS NOT A PUBLIC RECORD
IT IS THE PROPERTY OF THE SURVEYOR
AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR
UNDER FEDERAL LAW.

Note: The property described herein does not lie within a 100 year flood hazard area with the document entitled "Flood Insurance Rate Map", Panel No. 48439-C-395-H, Dated August 2, 1995, and published by the Federal Emergency Management Agency (FEMA).

REPLAT
LOT 8R & LOT 9R, BLOCK 9
CITYVIEW ADDITION
8.079 ACRES
SITUATED IN THE JOHN F. HEATH SURVEY, ABSTRACT 641
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING ALL OF LOT 8, BLOCK 9, CITYVIEW ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN CABINET "A",
SLIDE 5194, MAP RECORDS OF TARRANT COUNTY, TEXAS

OWNER
ALBERTSON'S, INC.
250 Parkcenter Blvd.
Boise, Idaho 83728
(208) 385-6200
APPLICANT
CAN AM DEVELOPMENT
FORTWORTH LLC
2930 E. CAMELBACK RD., SUITE 135
PHOENIX, AZ 85016
(602) 912-8790
SURVEYOR
VILBIG & ASSOCIATES, INC.
10132 Monroe Drive
Dallas, Texas 75229
(214) 352-7333

SCALE: 1"=50'
VAI No. 462-5
DATE: JUNE 12, 2002

CITYVIEW ADDITION
LOT 5, BLOCK 9
CAB. A, SLIDE 2267

ALBERTSON'S INC. VOLUME 13661, PAGE 0132

ALBERTSON'S INC. VOLUME 13661, PAGE 0128

STATE OF TEXAS *
COUNTY OF DALLAS *

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared David A. Vilbig, 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 expressed and in the capacity therein stated.

Given under my hand and seal of office this 12th of JUNE, 2002.

TRACY BERNAL
MY COMMISSION EXPIRES
MAY 21, 2004

Tracy Bernal
Notary Public in and for
Dallas County, Texas

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
NOTE: THIS PLAT IS VALID ONLY IF RECORDED
WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.
PLAT APPROVAL DATE 6-21-02
BY Bryan de Sousa
CHAIRMAN
BY Jha S. Laid
SECRETARY

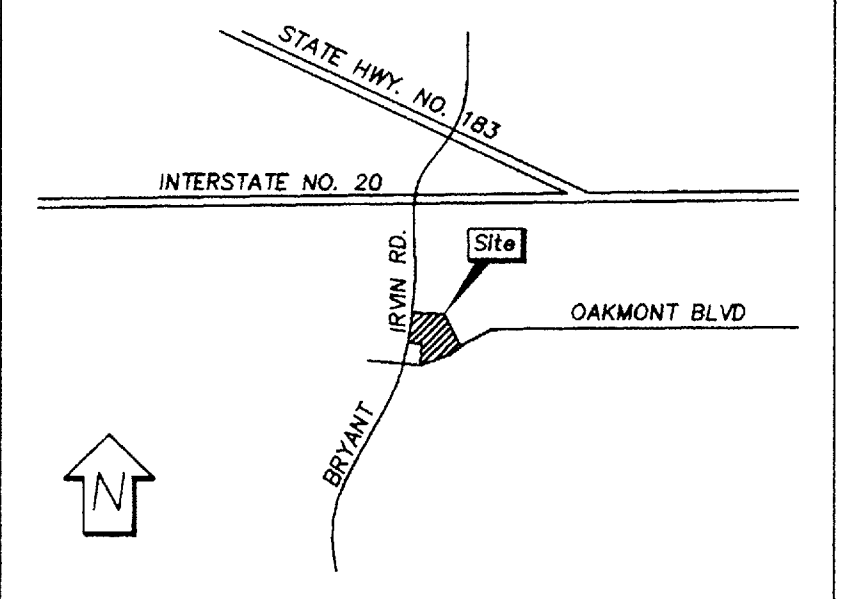
THIS PLAT FILED IN: CABINET A SLIDE 7581

DATE

LEGEND

- BOUNDARY LINE
- PLAT OR DEED LINES
- IRON ROD FOUND
- 1/2" I.R.F.
- 1/2" I.R.S.
- 1/2 INCH IRON ROD WITH YELLOW CAP MARKED RPLS 3989 SET

NOTES:
1. Surveyor has not abstracted subject property and the survey is subject to all easements of record.
2. Basis of Bearing is established by Rall Ranch Addition an addition to the City of Fort Worth, recorded in Volume 388-178, Page 32, Map Records of Tarrant County, Texas.



VICINITY MAP - N.T.S.
MAPSCO 88-U

GRAPHIC SCALE
1"=50'

OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF TARRANT)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ALBERTSON'S, INC., a Delaware corporation, is the owner of the following described property, to wit:

Being an 8.079 acres tract of land located in the City of Fort Worth, Tarrant County, Texas, being all of Lot 8, Block 9, Cityview Addition, as recorded in Cabinet "A", Slide 5194, of the Map Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap marked "Sempco" found for the northwest corner of Lot 7, Block 9 of City View Addition as recorded in Cabinet B, Slide 1612, of the Plat Records of Tarrant County, Texas, being also on the east right-of-way line of Bryant Irvin Road (a 120 foot wide right-of-way) as dedicated by plat and recorded in Volume 388-178, Page 32, of the Plat Records of Tarrant County, Texas, from which an "x" cut in concrete found for the northeast corner of Bryant Irvin Road and Oakmont Boulevard, as dedicated by said dedication plat, bears South 28 degrees 08 minutes 30 seconds West, a distance of 361.54 feet;

THENCE North 28 degrees 08 minutes 30 seconds East, along said east right-of-way line, a distance of 264.84 feet to an "x" cut in the concrete set for the southwest corner of Lot 5, Block 9 of City View Addition as recorded in Cabinet A, Slide 2267, of the Plat Records of Tarrant County, Texas;

THENCE North 89 degrees 57 minutes 01 seconds East, along the south line of said Lot 5, a distance of 584.86 feet to a ½ inch rod with yellow cap marked RPLS 3989 set for the southeast corner of said Lot 5;

THENCE South 00 degrees 00 minutes 11 seconds West a distance of 50.00 feet to a ½ inch iron rod with yellow cap marked RPLS 3989 set for corner;

THENCE South 30 degrees 15 minutes 15 seconds East, a distance of 341.32 feet to a ½ inch iron rod with yellow cap marked RPLS 3989 set on the north right-of-way line of Oakmont Boulevard, (a 120 foot wide right-of-way), and beginning a circular curve to the left with a central angle of 03 degrees 28 minutes 45 seconds, and whose radius point bears South 28 degrees 01 minutes 12 seconds East, a distance of 1460.00 feet;

THENCE southwesterly along said right-of-way line and said circular curve, an arc distance of 88.66 feet a 5/8 inch iron rod found;

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THENCE South 58 degrees 30 minutes 03 seconds West, continuing along said right-of-way line, a distance of 111.38 feet to a 5/8 inch iron found being the southeast corner of said tract described to Albertson's, Inc. as recorded in Volume 13661, Page 0128, of the Deed Records of Tarrant County, Texas;

THENCE South 59 degrees 42 minutes 08 seconds West, continuing along said right-of-way line, a distance of 8.63 feet to a ½ inch iron rod with yellow cap marked RPLS 3989 set for the beginning of a non-tangent circular curve to the right having a central angle of 24 degrees 04 minutes 49 seconds and whose radius point bears North 30 degrees 29 minutes 39 seconds West, a distance of 1140.00 feet;

THENCE continuing along said right-of-way line, and along said circular curve, an arc distance of 479.12 feet to a ½ inch iron rod with yellow cap marked RPLS 3989 set for the beginning of a non-tangent circular curve to the right having a central angle of 06 degrees 58 minutes 25 seconds and whose radius point bears North 06 degrees 24 minutes 50 seconds West, a distance of 940.00 feet;

THENCE continuing along said right-of-way, and along said circular curve, an arc distance of 114.41 feet to ½ inch iron rod with yellow cap marked RPLS 3989 set for the southeast corner of Lot 6, Block 9 of City View Addition, as recorded in Cabinet B, Slide 1569, of the Plat Records of Tarrant County, Texas, from which a 5/8 inch iron found bears North 45 degrees 15 minutes 11 seconds West, a distance of 0.25 feet;

THENCE North 13 degrees 57 minutes 56 seconds East, along the east line of said Lot 6, a distance of 172.89 feet passing the northeast corner of said Lot 6, being also the southeast corner of said Lot 7, from which a 5/8 inch iron rod found bears North 25 degrees 22 minutes 43 seconds West, a distance of 0.17 feet, and continuing along the east line of said Lot 7, in all a total distance of 385.23 feet to a 5/8 inch iron rod found for the northeast corner of said Lot 7;

THENCE South 89 degrees 58 minutes 13 seconds West, along the north line of said Lot 7, a distance of 230.01 feet to the PLACE OF BEGINNING and containing 351,942 square feet or 8.079 acres of land.

The bearing basis for this description is the east line of Bryant Irvin Road as shown on said Dedication Plat and recorded in Volume 388-178, Page 32, of the Plat Records of Tarrant County, Texas.

ABS:CLH
06/11/02

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DOES HEREBY adopt the attached plat as our plan to replat the same to be known as Lot 8R & Lot 9R, Block 9, CITYVIEW ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and do dedicate to the public use for the uses shown thereon any easements and street rights-of-way shown thereon.

WITNESS under my hand this the 12th day of June 2002.

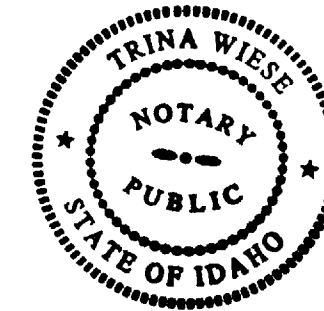
William H. Arnold
William H. Arnold
Vice President, Real Estate Law
ALBERTSON'S, INC.

STATE OF Idaho

COUNTY OF Ada

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared William H. Arnold, known to me to be the person whose name is subscribed to the above Owner's Dedication, and that he executed the same as the act of such ownership for the purposes and considerations therein expressed and in capacity therein stated.

Given under my hand and seal of office this 12th day of June, 2002.



Trina Wiese
Notary Public in and for said state.

My commission expires January 28, 2004.

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