

STATE OF TEXAS  
COUNTY OF TARRANT

Whereas HPC SUBLETT, LTD is the owner of a 1.898 acre tract of land situated in the J. Rouche Survey, Abstract No. 1339, City of Arlington, Tarrant County, Texas, and being Lot 2, Block A, of Roper Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 11596, Plat Records, Tarrant County, Texas and being described in the deed to HPC Sublett, Ltd. recorded in Document Number D206393992, Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the South line of East Sublett Road (variable right-of-way) and in the center line of a concrete drive, said point also being the Northeast corner of Lot 1 Block A of the said Roper Addition;

THENCE N 89° 43' 53" E, with the South right-of-way line of East Sublett Road, a distance of 42.89 feet to a 5/8 inch iron rod found for corner;

THENCE N 88° 35' 08" E, continuing with the South right-of-way line of East Sublett Road, a distance of 231.83 feet to a 5/8 inch iron rod found for the beginning of a corner clip;

THENCE S 45° 48' 40" E, along the said corner clip, a distance of 20.98 feet to a 5/8 inch iron rod found in the West line of Arlington Webb Road (variable right-of-way);

THENCE S 00° 12' 28" E, along the said West right-of-way line of Arlington Webb Road, a distance of 136.13 feet to a 5/8 inch iron rod set for corner;

THENCE S 03° 04' 25" E, continuing along the said West right-of-way line of Arlington Webb Road, a distance of 100.00 feet to a 5/8 inch iron rod set for corner;

THENCE S 03° 12' 28" E, continuing along the said West right-of-way line of Arlington Webb Road, a distance of 14.72 feet to a 5/8 inch iron rod set for corner, said point being in the Northwest corner of Lot 3, Block A of said Roper Addition;

THENCE S 89° 49' 11" W, departing the said West line of Arlington Webb Road and along the North line of said Lot 3 a distance of 485.58 feet to a 5/8 inch iron rod set in the East right-of-way line of New York Avenue (variable right-of-way), said point also being in Northwest corner of said Lot 3;

THENCE N 05° 36' 01" W, and along said East right-of-way line of New York Avenue, a distance of 33.39 feet to a 5/8 inch iron rod set, said point also being the Southwest corner of said Lot 1;

THENCE N 89° 43' 53" E, departing the said East right-of-way line of New York Avenue and along South line of said Lot 1 a distance of 194.31 feet to a 5/8 inch iron rod set for corner;

THENCE N 00° 16' 07" W, and along common East line of said Lot 1 with the West line of said Lot 2, a distance of 226.79 feet to the POINT OF BEGINNING and containing 82,693 square feet or 1.898 acres of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That HPC SUBLETT, LTD does hereby adopt this plat designating the hereinabove described real property as Lots 2A and 2B, Block A of ROPER ADDITION, an addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, easements and parks shown thereon except the private easements shown thereon.

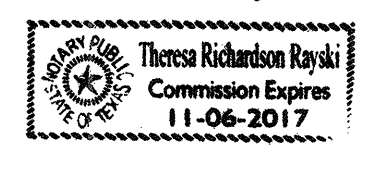
Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent and violarem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's Office.

WITNESS my hand this 1<sup>st</sup> day of May, 2014.  
*Steven F. Hollenburger*  
Owner: HPC SUBLETT, LTD

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**STEVEN F. HOLLENBURGER**, on this day personally appeared, described real property as Lots 2A and 2B, Block A of ROPER ADDITION, an addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, easements and parks shown thereon except the private easements shown thereon.

GIVEN under my hand and seal of office on this 1 day of MAY, 2014.  
*Theresa Ray*  
Notary Public



APPROVAL STATEMENT

STATE OF TEXAS  
COUNTY OF TARRANT  
Approved by the City of Arlington Planning and Zoning Commission on the 2<sup>nd</sup> day of April, 2014.

Approved: *[Signature]*  
Chairman - Planning and Zoning Commission  
Attest: *[Signature]*  
Secretary - Planning and Zoning Commission

SURVEYOR'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT  
This is to certify that I, Ernest Hedgcoth, Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

*Ernest Hedgcoth*  
Ernest Hedgcoth  
Registered Professional Land Surveyor, No. 2804



5/1/14

MAINTENANCE AND EASEMENT STATEMENT

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE FOLLOWING:

- PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS
- ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICE[S] [BMPs]) FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT).

HEREINAFTER COLLECTIVELY REFERRED TO AS "IMPROVEMENTS" DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS, DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 2A AND 2B ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

*[Signature]*  
HPC SUBLETT, LTD.

**\* MINIMUM FINISH FLOOR ELEVATION**  
The asterisk placed next to a finished floor elevation indicates that a Federal Emergency Management Agency (FEMA) Elevation Certificate will not be required for these lots.

**NOTES**  
- Visibility Triangles shall be provided at all public or private street intersections in accordance with the current City Ordinance.  
All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Ordinance.  
- The City of Arlington reserves the right to require minimum finish floor elevation on any lot contained within this addition.

**GENERAL NOTES**  
1) Building lines shall be in accordance with City Ordinance.  
2) This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees.  
3) Selling a portion of these Lots by metes and bounds is a violation of State and City Ordinance and is subject to fines and withholding of utilities and building permits.

**REPLAT**  
**ROPER ADDITION**  
LOT 2A AND 2B, BLOCK A  
Lot 2, Block A, Roper Addition,  
Plat Recorded in Cabinet A, Slide 11596  
THE J. ROUCHE SURVEY, ABSTRACT NO. 1339  
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS  
1.898 ACRES  
2 LOTS CREATED

PROPERTY OWNER:  
HPC SUBLETT, LTD  
7557 RAMBLER RD, STE 965  
DALLAS, TEXAS 75231  
214-520-7400  
DATE: MAR 2014  
SCALE: 1"=40'  
CONTACT: MORI AKHAVAN 972-816-2626  
moriakhavan@yahoo.com