

BASIS OF BEARINGS:
 The basis of bearings, horizontal and vertical position, are derived from Texas WGS 84 RTK Network, Texas State Plane Coordinates System, NAD 83, (CORS96) Epoch 2002.0. Vertical position are referenced to NAVD88 using (GEOID03).

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, the Castleberry Independent School District is the owner of a tract of land situated in the John Watson Survey, Abstract No. 1670, City of River Oaks, Tarrant County, Texas and being all of Lot 13R, Block 3, Doyle-Head Addition, an Addition to the City of River Oaks, Tarrant County, Texas according to the Plat thereof recorded in Volume 388-15, Page 111, Plat Records of Tarrant County, Texas, being all of Lots 9, 10, and 11 of Block 3, all of Lot 12, Block 6, Block A, all of Doyle Drive, Hagg Drive Shear Drive and the North 60.5' of Wirthview Drive, Doyle-Head Addition, an Addition to the City of River Oaks, Tarrant County, Texas according to the Plat thereof recorded in Volume 388-N, Page 18, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the southwest corner of said Block A, said iron rod being at the northwest corner of Lot 4, Block 4, Doyle-Head Addition, an addition to the City of River Oaks, Tarrant County, Texas according to the Plat thereof recorded in Volume 388-N, Page 18, Plat Records of Tarrant County, Texas, said iron rod being in the east line of Wirthview Addition, an Addition to the City of River Oaks, Tarrant County, Texas according to the Plat thereof recorded in Volume 1337, Page 71, Plat Records of Tarrant County, Texas;

THENCE N 00°16'56" W following the east line of Wirthview Addition a distance of 752.40' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the southwest corner of Lot 12, Block 1, Stevens Addition, an addition to the City of River Oaks, Tarrant County, Texas, according to the Plat thereof recorded in Volume 1764, Page 2931 2931, Plat Records of Tarrant County, Texas;

THENCE N89°55'59"E, following the south line of said Block 1, Stevens Addition, passing at 560.48' the northeast corner of said Block A, and continuing along the north Right Of Way line of Doyle Drive a distance of 796.66' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the intersection of the north Right Of Way line of Doyle Drive and the west Right Of Way line of Churchill Way;

THENCE S04°45'48"W, following the west Right Of Way line of Churchill Way a distance of 48.48' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the intersection of the South Right Of Way line of Doyle Drive and the west Right Of Way line of Churchill Way;

THENCE S89°44'43"W, the south Right Of Way line of Doyle Drive a distance of 181.94' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the intersection of the south Right Of Way line of Doyle Drive and the east Right Of Way line of Hagg Drive;

THENCE S00°15'17"E, following the east Right Of Way line of Hagg Drive a distance of 170.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the northwest corner of said Lot 13R;

THENCE N89°44'43"E, the east north line of Lot 13R a distance of 165.67' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the northeast corner of said Lot 13R and being in the west Right Of Way line of Churchill Way;

THENCE S05°12'41"W, following the west Right Of Way line of Churchill Way a distance of 473.15' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the intersection west Right Of Way line of Churchill Way and the south Right Of Way line of Shear Drive;

THENCE S89°44'43"W, following the south Right Of Way line of Shear Drive a distance of 555.60' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the intersection of the south Right Of Way line of Shear Drive and the east Right Of Way line of Wirthview Drive;

THENCE S00°15'17"E, following the east Right Of Way line of Wirthview Drive a distance of 60.50' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S89°44'43"W, passing at 50.00' the most southerly southeast corner of said Block A a distance of 175.12' to the POINT OF BEGINNING and containing 508,622 Square Feet or 11.676 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the Castleberry Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating herein described property as Lot 1, Block A, Irma Marsh Middle School, an addition to the City of River Oaks, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and easements shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of River Oaks. In addition, utility easements may also be used for the mutual use and accommodation of all utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of River Oaks use thereof. The City of River Oaks and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of River Oaks public utility entities shall all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of River Oaks, Texas.

WITNESS, my hand this the _____ day of _____, 2018.

Castleberry Independent School District

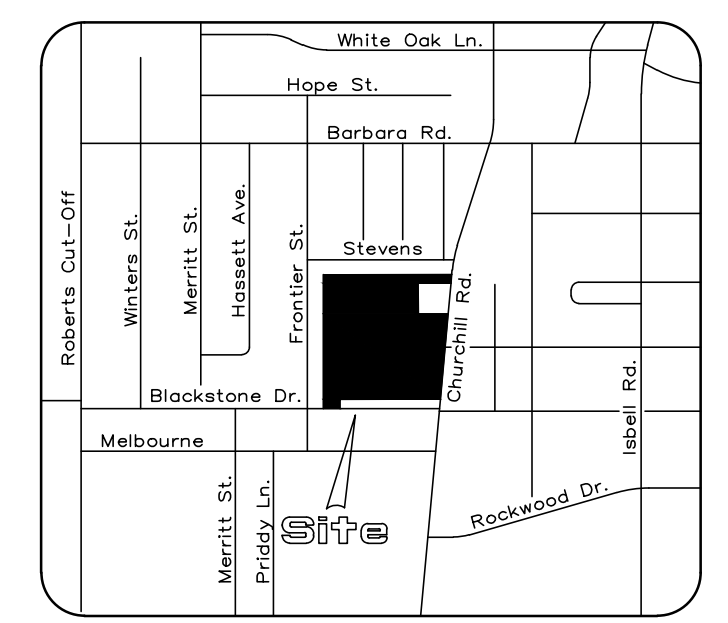
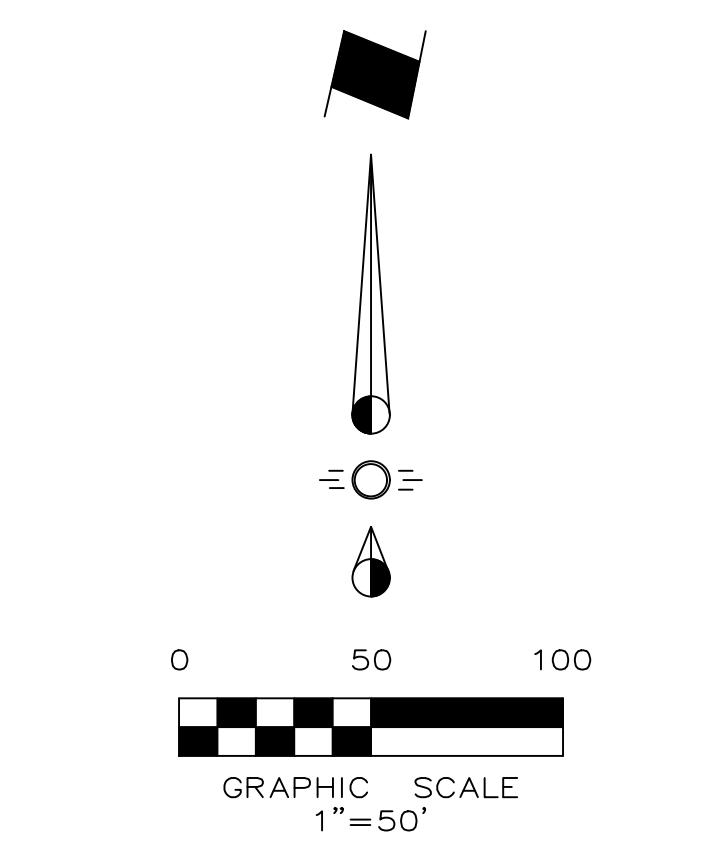
By _____
 Printed name and title

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ 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.

GIVEN under my hand and seal of office, this the _____ day of _____, 2018.

 Notary Public in and for the State of Texas



VICINITY MAP
 NTS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of River Oaks.

David J. Surdukan
 Registration No. 4613

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, Land Surveyor, 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.

GIVEN under my hand and seal of office, this the _____ day of _____, 2018.

 Notary Public in and for the State of Texas

FINAL PLAT

**IRMA MARSH
 MIDDLE SCHOOL**

Lot 1, Block A

11.676 Acres Situated In The
**JOHN WATSON SURVEY ~ ABST. 1670
 RIVER OAKS, TARRANT COUNTY, TEXAS**

Owner
 Castleberry Independent School District
 315 Churchhill Road
 Ft. Worth, Texas 76114
 Telephone 817 252-2000

Engineer
 RLK Engineering, Inc.
 111 West Main Street
 Allen, Texas 75013
 Telephone 972 359-1733

Surveyor
 Surdukan Surveying, Inc.
 PO Box 126
 Anna, Texas 75409
 Telephone 972 924-8200
 November 29, 2018