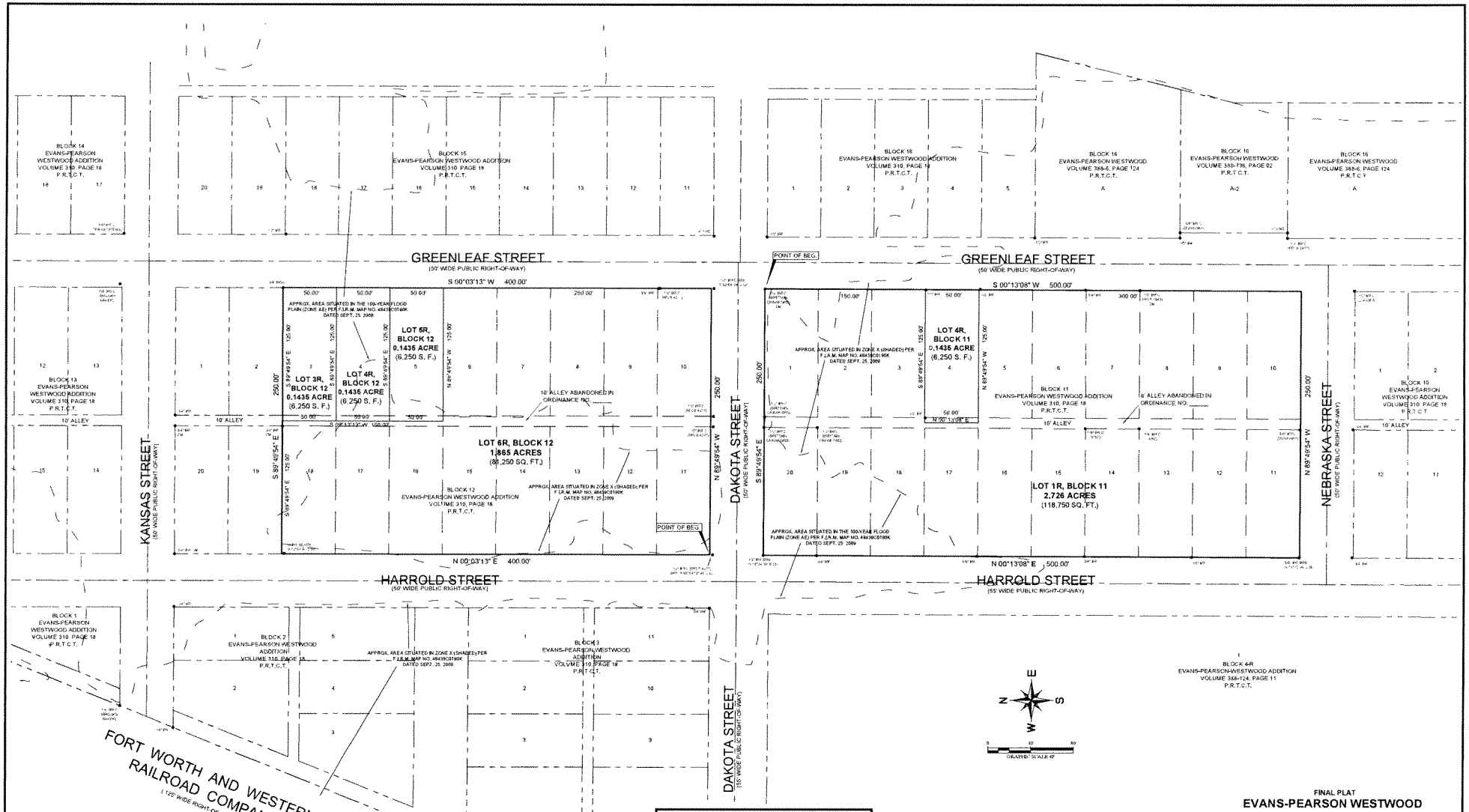

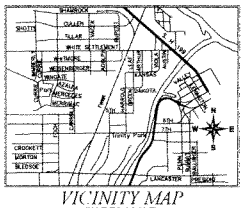

VICINITY MAP
(NOT TO SCALE)

TEXT LEGEND

CM =	CONTROL MONUMENT
IRF =	IRON ROD FOUND
IPF =	IRON PIPE FOUND
IRFC =	IRON ROD FOUND w/ CAP
IRSC =	IRON ROD SET w/ "KHA" CAP
ESMT. =	EASEMENT
P.O.S.E. =	PUBLIC OPEN SPACE EASEMENT
D.R.T.C.T. =	DEED RECORDS OF TARRANT COUNTY, TX
P.R.T.C.T. =	PLAT RECORDS OF TARRANT COUNTY, TX

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within (90) days after date of approval

Plat Approval Date:

By _____ Chairman

By _____ Secretary

OWNER / APPLICANT
SAMMIE ROSE HOPKINS PETERS
308 Greenleaf Street
Fort Worth, Texas 76107
Phone (405) 935-8478

OWNER / APPLICANT
CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.
6100 N. Western Avenue
Oklahoma City, OK 73118
Phone (405) 848-8478
Fax (405) 848-8478
Contact: Julie James, PE
Email: julie_james@clldk.com

OWNER / APPLICANT
DENNIS W. PETERS
308 Greenleaf Street
Fort Worth, Texas 76107
Phone (405) 935-8478

OWNER / APPLICANT
RICKY PHEMISTER
115 Arthur Street
Fort Worth, Texas 76107
Phone (405) 935-8478
Contact
Email

OWNERS REPRESENTATIVE / ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
Contact: Ashley Frysinger, P.E.
Email: ashley.frysinger@kimley-horn.com

Recorded in Inst. No. _____, P.R.T.C.T.

CITY FILE NO. _____

FINAL PLAT

EVANS-PEARSON WESTWOOD ADDITION

LOTS 1R & 4R, BLOCK 11 AND LOTS 3R, 4R, 5R & 6R, BLOCK 12
BEING A REPLAT OF
LOTS 3 THROUGH 18, BLOCK 12 AND A PORTION OF A 10' WIDE ALLEY SITUATED IN BLOCK 12 AND ALL OF BLOCK 11
EVANS-PEARSON WESTWOOD ADDITION
BEING 5.165 ACRES SITUATED IN THE
WILLIAM RUSSELL SURVEY, ABSTRACT NO. 151
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	02/22/2012	044 11034	1 OF 2

NOTES

1.) **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 impact fee ordinance in affect as of the date of the plat. 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 on the connection date to the municipal water and/or wastewater system.

2.) **Sidewalks** - Sidewalks are required adjacent to both sides of all public and private streets in conformance with the Sidewalk Policy per "City Development Design Standards"

3.) **Utility Easements** - Any public 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.

4.) **Building Permits** - No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.

5.) **Floodplain Restriction** - No construction shall be allowed within the floodplain easement 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(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100year flood elevation.

6.) **Construction Prohibited Over Easements** - No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer drainage, gas, electric, cable or other utility easement of any type.

7.) **Flood Plain / Drainage-Way Maintenance** - 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 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 floodplain easement line as shown on the plat.

8.) **Oil or Gas Well Proximity to Buildings** - Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s) without regards to intervening structures Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production maintenance, re-working, testing, or fracture stimulation of a well

9.) **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.

10.) **Transportation Impact Fees** - The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

11.) **Covenants or Restrictions are Un-altered** - This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

12.) **City of Fort Worth Urban Forestry Compliance Note** - Compliance with Tree Ordinance #18615-05-2009 will be required.

13.) **Parkway Permit** - Parkway improvements such as curb & gutter pavement tie-in, drive approaches sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

OWNER'S CERTIFICATE

STATE OF TEXAS *
COUNTY OF TARRANT *
CITY OF FORT WORTH *

WHEREAS CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., SAMMIE ROSE HOPKINS PETERS, DENNIS W. PETERS and **RICKY D. PHEMISTER** are the owners of a two tracts of land situated in the William Russell Survey, Abstract No. 151, City of Fort Worth, Tarrant County Texas, and being all of Lots 1 through 20 and a 10 wide alley in Block 11 and all of Lots 3 through 18, Block 12 and that portion of a 10' wide Alley, situated in Block 12 of Evans-Pearson Westwood Addition, an Addition to the City of Fort Worth, Texas, according to the Final Plat, thereof recorded in Volume 310, Page 18 of the Plat Records of Tarrant County, Texas, same being all of Tracts 1, 2, 5, 7, 9, 10, 11 and 17, conveyed to Tarrant FW Properties L.L.C., now know as Chesapeake Land Development Company, L.L.C., as evidenced in a Special Warranty Deed recorded in Instrument No. D207295105 of the Official Public, all of Tracts I and II, conveyed to Chesapeake Land Development Company, L.L.C., as evidenced in a General Warranty Deed, recorded in Instrument No. 209053921 of the Official Public Records of Tarrant County, Texas, and a tract of land, conveyed to Ricky D. Phemister, as evidenced in a Warranty Deed with Vendor's Lien, recorded in Instrument No. D204091954, with 1/2 interest conveyed to Caroline L. Phemister, as evidenced in a General Warranty Gift Deed recorded in Instrument No. D206215901, both of the Official Public Records of Tarrant County, Texas Records of Tarrant County, Texas, all of that tract of land, conveyed to Dennis W. Peters, as evidenced in a Warranty Deed recorded in Volume 5362, Page 438 and that tract of land related to Lots 3 and 4, Block 12, conveyed to Sammie Rose Hopkins Peters, as evidenced in a Special Warranty Deed recorded in Volume 11262 Page 1336, both of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

LOTS 1R & 4R, BLOCK 11:

BEGINNING at a 1/2-inch "BRITTAIN CRAWFORD" capped iron rod found for the northeast corner of said Lot 1 Block 11, same being the intersection of the south right of way line of Dakota Street (a 50' wide right of way) with the west right of way line of Greenleaf Street (a 50' wide right of way at this point);

THENCE South 00°13'08" West, along the east line of Lots 1 through 10 in said Block 11 and the west right of way line of said Greenleaf Street, a distance of 500.00 feet to a 5/8-inch "KHA" capped iron rod set for the southeast corner of said Lot 10, same being the intersection of the west right of way line of said Greenleaf Street with the north right of way line of Nebraska Street (a 50' wide right of way);

THENCE North 89°49'54" West, along the south line of Lots 10 and 11 in said Block 11 and the north right of way line of said Nebraska Street, a distance of 250.00 feet to the southwest corner of said Lot 11 same being the intersection of the north right of way line of said Nebraska Street with the east right of way line of Harrold Street (a 55' wide right of way), from said corner a found 5/8-inch iron rod bears North 01°10' West, 0.35 feet;

THENCE North 00°13'08" East, along the west line of Lots 11 through 20 in said Block 11 and the east right of way line of said Harrold Street, a distance of 500.00 feet to the northwest corner of said Lot 20, same being the intersection of the east right of way line of said Harrold Street with the south right of way line of aforesaid Dakota Street, from said corner, a found 1/2-inch iron rod bears North 10°24' West, 0.23 feet;

THENCE South 89°49'54" East, along the north line of said Lots 1 and 20 in said Block 11 and the south right of way line of said Dakota Street, a distance of 250.00 feet to the **POINT OF BEGINNING** and containing 2.869 acres (125,000 square feet) of land, more or less .

LOTS 3R, 4R, 5R & 6R, BLOCK 12:

BEGINNING at the southwest corner of said Lot 11, Block 12, same being the intersection of the north right of way line of Dakota Street (a 50' wide right of way) with the east right of way line of Harrold Street (a 50' wide right of way), from said corner, a found 1/2-inch "RPLS 4277" capped iron rod bears South 00°03'13" West, 2.52 feet;

THENCE North 00°03'13" East, along the west line of said Lots 11 through 18, Block 12 and the east right of way line of said Harrold Street, a distance of 400.00 feet to the west common corner of said Lot 18 and Lot 19 in said Block 12 from said corner a found 1-inch iron rod bears South 12°47' East, 2.30 feet;

THENCE South 89°49'54" East, departing the east right of way line of said Harrold Street and along the common line of said Lots 18 and 19, Block 12, passing at a distance of 120.00 feet a 3/4-inch iron rod found for the east common corner of said Lots 18 and 19, same being on the west right of way line of a 10' wide Alley continuing across said 10 wide Alley, passing at a distance of 130.00 feet, the west common corner of said Lot 3 and Lot 2 in said Block 12 and continuing along the common line of said Lots 2 and 3 a total distance of 250.00 feet to a 5/8-inch "KHA" capped iron rod set for the east common corner of said Lots 2 and 3, same being on the west right of way line of Greenleaf Street (a 50' wide right of way);

THENCE South 00°03'13" West, along the east line of said Lots 3 through 10, Block 12 and the west right of way line of said Greenleaf Street, a distance of 400.00 feet to the southeast corner of said Lot 10 same being the intersection of the west right of way line of said Greenleaf Street with the north right of way line of aforesaid Dakota Street from said corner, a found 1/2-inch capped iron rod bears South 03°58' West, 2.52 feet;

THENCE North 89°49'54" West along the south line of said Lot 10, the south line of aforesaid 10' wide Alley and the south line of aforesaid Lot 11, Block 12, a distance of 250.00 feet to the **POINT OF BEGINNING** and containing 2.295 acres (100 000 square feet) of land, more or less.

Bearing system of this drawing is based upon the east line of the Fort Worth and Western Railroad Co. right of way., as described in a deed recorded in Instrument No. D210025878, of the Official Public Records of Tarrant County, Texas, said bearing being North 22° 10'00" East . "CM" indicates controlling monument.

OWNER'S DEDICATION

STATE OF TEXAS *
COUNTY OF TARRANT *
CITY OF FORT WORTH *

That we, **CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., SAMMIE ROSE HOPKINS PETERS, DENNIS W. PETERS** and **RICKY D. PHEMISTER**, being the owners of the hereinafter described property do hereby adopt this plat designating the herein described property as **EVANS-PEARSON WESTWOOD ADDITION, LOTS 4R AND 6R, BLOCK 11 AND LOT 4R, BLOCK 12**, an addition to the City of Fort Worth Tarrant County Texas. We do hereby dedicate to the public use forever the rights-of-way and easements shown thereon.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

EXECUTED THIS ________ day of ____________, 2012.

By **CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.**

____
Henry J. Hood
Senior Vice President - Land and Legal & General Counsel

STATE OF OKLAHOMA *
COUNTY OF OKLAHOMA *

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Henry J. Hood, 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 the _____ day of ___________, 2012.

____
Notary Public in and for the State of Oklahoma

By **RICKY D. PHEMISTER**

____
Ricky D. Phemister

STATE OF TEXAS *
COUNTY OF TARRANT *

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ricky D. Phemister 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 the _____ day of ___________, 2012.

____
Notary Public in and for the State of Texas

By **SAMMIE ROSE HOPKINS PETERS**

____
Sammie Rose Hopkins Peters

STATE OF TEXAS *
COUNTY OF TARRANT *

BEFORE ME the undersigned authority a Notary Public in and for said county and state on this day personally appeared Sammie Rose Hopkins Peters, 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 the _____ day of ___________, 2017.

____
Notary Public in and for the State of Texas

By **DENNIS W. PETERS**

____
Dennis W. Peters

STATE OF TEXAS *
COUNTY OF TARRANT *

BEFORE ME the undersigned authority a Notary Public in and for said county and state on this day personally appeared Dennis W. Peters, 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 the _____ day of ___________, 2012

____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
I, **Michael B. Marx** a Registered Professional Land Surveyor in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

____
Michael B. Marx
Registered Professional Land Surveyor # 5181
KIMLEY-HORN AND ASSOCIATES, INC.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
(972) 770-1300

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

STATE OF TEXAS *
COUNTY OF DALLAS *

BEFORE ME the undersigned authority, a Notary Public, on this day personally appeared **Michael B. Marx**, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of May 2012.

____
Notary Public of Texas

OWNER / APPLICANT

SAMMIE ROSE HOPKINS PETERS
308 Greenleaf Street
Fort Worth, Texas 76107
Phone (405) 935-8478

OWNER / APPLICANT

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.
6100 N. Western Avenue
Oklahoma City, OK 73118
Phone (405) 935-8478
Fax (405) 849-8478
Contact: Julie Jones, PE
Email julie.jones@chk.com

OWNER / APPLICANT

DENNIS W. PETERS
308 Greenleaf Street
Fort Worth, Texas 76107
Phone (405) 935-8478

OWNER / APPLICANT

RICKY PHEMISTER
115 Arthur Street
Fort Worth, Texas 76107
Phone (405) 935-8478
Contact
Email

OWNERS REPRESENTATIVE / ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 739-3820
Contact: Ashley Frysinger, P.E.
Email ashley.frysinger@kimley-horn.com.com

Recorded in Inst. No. ________________ P.R.T.C.T.

CITY FILE NO. ______________

FINAL PLAT
EVANS-PEARSON WESTWOOD ADDITION
LOTS 1R & 4R, BLOCK 11 AND LOTS 3R, 4R, 5R & 6R, BLOCK 12
BEING A REPLAT OF
LOTS 3 THROUGH 18, BLOCK 12 AND A PORTION OF A 10' WIDE ALLEY SITUATED IN BLOCK 12 AND ALL OF BLOCK 11
EVANS-PEARSON WESTWOOD ADDITION
BEING 5.165 ACRES SITUATED IN THE
WILLIAM RUSSELL SURVEY, ABSTRACT NO. 151
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800, Dallas, Texas 75251
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	MBM	KHA	02/22/2012	64411034	2 OF 2