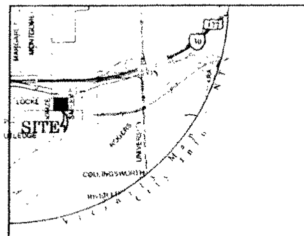



**WATER/WASTEWATER IMPACT FEES**
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule I of the impact fee ordinance in effect 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.

**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.

**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.

**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".

**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 of 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.

**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.

**PRIVATE COMMON AREAS AND FACILITIES**
The City of Fort Worth shall not be held responsible for construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not limited to: private streets, emergency access easements, and gated security entrances, recreation areas, landscaped areas and open spaces, water and wastewater distribution systems and treatment facilities, and recreation/clubhouse/exercise buildings and 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.

**PUBLIC OPEN SPACE RESTRICTION**
No structure, object, or plant of any type may obstruct vision from a height of 24 inches to a height of 11 feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property re-platted.

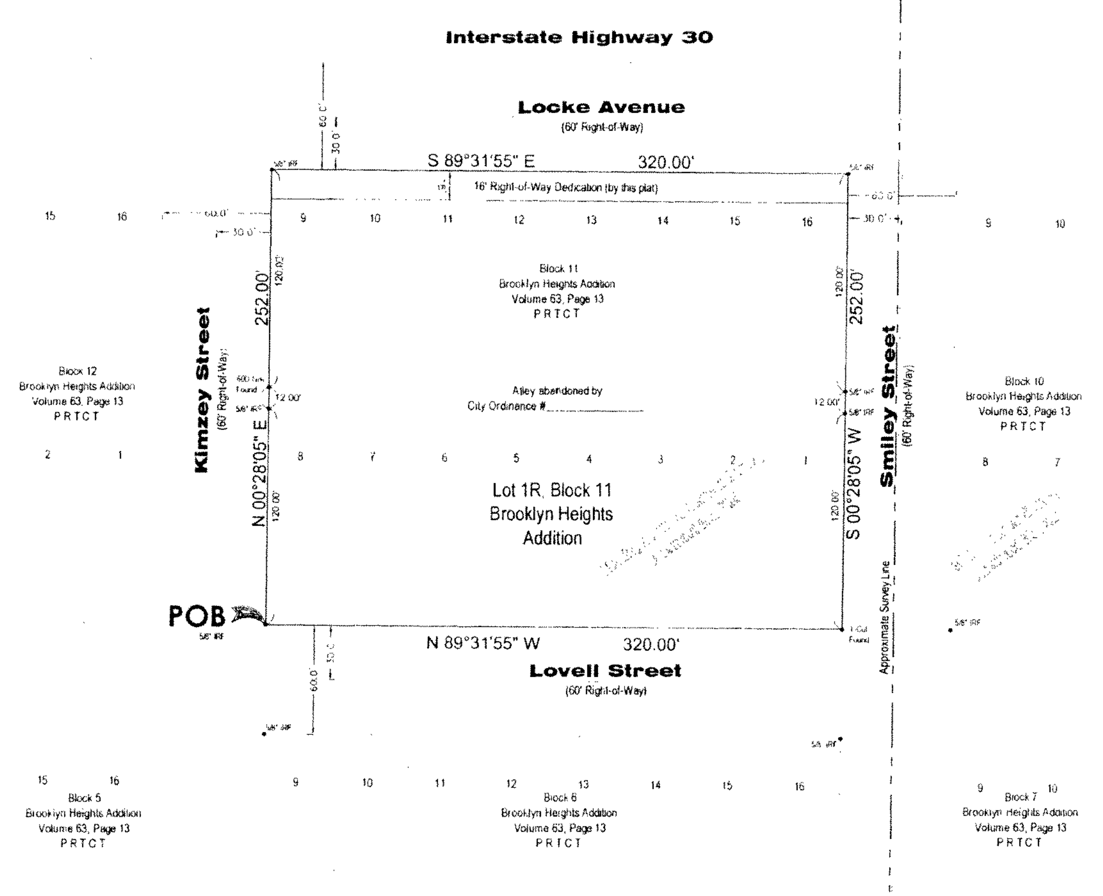
**CONSTRUCTION PROHIBITED OVER EASEMENTS**
No permanent buildings or structures shall be constructed over any existing platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**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(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

**FLOODPLAIN/DRAINAGEWAY 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 these 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.

Owner/Developer:
Galen Medical LLC
4821 Merlot Ave. Unit 2100
Grapevine, TX 76051

Surveyor/Engineer:
Baird, Hampton & Brown, Inc.
Engineering & Surveying




**COVENANTS OR RESTRICTIONS ARE UNALTERED**
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.

**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.

**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 200 ft (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.

**RESIDENTIAL DRIVEWAY ACCESS LIMITATION**
Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:
a. Rear entry access shall be provided from an abutting side or rear alley or
b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

NOTES

Basis of bearing being State Plane Grid as established using GPS technology in conjunction with the Texas RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2002.0000.

All distances shown are at ground.

By scale location this area shown by FEMA map FIRM 48439C0305K, with a revised date of September 25, 2009 this tract is within area Zone X (non-shaded).

Zone X (non shaded) - Areas determined to be outside the 0.2% annual chance floodplain.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date:

By: ______ Chairman

By: ______ Secretary

DRAWING SCALE: 1" = 40'

STATE OF TEXAS §

COUNTY OF TARRANT §

**WHEREAS Galen Medical** LLC is the owner of Lots 1-16, Block 11, Brooklyn Heights Addition, Volume 63, Page 13, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being all of a tract of land described by deed to Galen Medical LLC as recorded in Document No. D212237955 Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 5/8 inch iron rod at the southwest corner of said Lot 8, same being the northeast corner of the intersection of Lovell Street (60' right of way) and Kimzey Street (60' right-of-way);

**THENCE** North 00°28'05" East, with the east right of way line of said Kimzey Street, a distance of 252.00 feet to a found 5/8 inch iron rod at the northwest corner of said Lot 9, same being the southeast corner of the intersection of said Kimzey Street and Locke Avenue (60' right-of-way);

**THENCE** South 89°31'55" East, with the south right-of-way line of said Locke Avenue, a distance of 320.00 feet to a found 5/8 inch iron rod at the northeast corner of said Lot 16, same being the southwest corner of the intersection of said Locke Avenue and Smiley Street (60' right-of-way);

**THENCE** South 00°28'05" West, with the west right-of-way line of said Smiley Street, a distance of 252.00 feet to a found "T" cut in concrete at the southeast corner of said Lot 1, same being the northwest corner of the intersection of said Smiley Street and the aforementioned Lovell Street;

**THENCE** North 89°31'55" West, with the north right of way line of said Lovell Street, a distance of 320.00 feet to the **POINT OF BEGINNING** and containing 80,640 square feet or 1.851 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**THAT** Galen Medical, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as **LOT 1R, BLOCK 11, BROOKLYN HEIGHTS ADDITION**, an addition to the City of Fort Worth, Texas, and do hereby dedicate to the public use easements shown hereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

______
Galen Medical LLC
By:

**BEFORE ME**, the undersigned authority, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ___ day of ______ 2012.

______
Notary Public in and for the State of Texas
My commission expires ______

I, John Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulation of the City of Fort Worth, Texas.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

John Margotta — Date
Registered Professional Land Surveyor
No. 5956

Purpose of Document: Review
Surveyor: John Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 11-30-12

# FINAL PLAT
## LOT 1R, BLOCK 11
# BROOKLYN HEIGHTS ADDITION

**1.851 ACRES**
**BEING ALL OF LOTS 1-16 & ALLEY, BLOCK 11**
**BROOKLYN HEIGHTS ADDITION**
**VOLUME 63, PAGE 13**
**PLAT RECORDS, TARRANT COUNTY, TEXAS**
**HOLLINGWORTH & BARNETT SURVEY, ABSTRACT NO. 796**
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

**NOVEMBER 2012**

FS-012-162

Drawing: S:\Survey\12\123-000 Brooklyn Heights\Dwg\Plat.dwg
Saved By: candi Save Time: 11/30/2012 11:37 AM Plotted by: Candi Stone Plot Date: 11/30/2012 1:18 PM