LOCATION MAP
SCALE: 1" = 2000'

GENERAL PLAT NOTES

1. BUILDING PERMITS:
NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL AN APPROVED PUBLIC WATER SUPPLY, PROVISION OF ADEQUATE PUBLIC FIRE PROTECTION, AND APPROVED SANITARY SEWER FACILITIES HAVE BEEN INSTALLED OR PAID FOR.

2. UTILITY EASEMENTS:
ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING WITHIN THESE LINES, WHICH MAY BE ERECTED ON, OVER OR ACROSS THE EASEMENTS SHOWN ON THE PLAT. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, 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.

3. CURB & SIDEWALK WAIVER FORM:
THE CITY OF FORT WORTH HAS ADOPTED ORDINANCES THAT GENERALLY REQUIRE THE INSTALLATION OF CURBS AND SIDEWALKS ALONG STREETS AND DRIVES. IN ADDITION, THE CITY OF FORT WORTH HAS ADOPTED A POLICY THAT PROVIDES FOR THE WAIVER OF CURB AND SIDEWALK REQUIREMENTS UNDER CERTAIN CONDITIONS. A COPY OF THE WAIVER FORM MAY BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER OR NOT A WAIVER IS REQUIRED. IF A WAIVER IS REQUIRED, THE DEVELOPER MUST SUBMIT A COMPLETED WAIVER FORM TO THE MUNICIPAL WATER AND/OR WASTEWATER DEPARTMENT FOR REVIEW AND APPROVAL.

4. 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".

5. CONSTRUCTION PROHIBITED OVER EASEMENTS:
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.

6. SITE DRAINAGE PLAN:
A SITE DRAINAGE PLAN, BEING CONSISTENT WITH THE APPROVED ROADWAY DRAINAGE PLAN, SHALL BE PREPARED, REVIEWED AND SUBMITTED PRIOR TO ALL PERMITS BEING ISSUED ON THIS SITE. A DRAINAGE PLAN IS REQUIRED TO BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER, THAT ADDRESSES THE DRAINAGE IMPACTS OF THE DEVELOPMENT ON THE SITE AND ADJACENT PROPERTIES. THE DRAINAGE PLAN MUST ADDRESS THE DRAINAGE IMPACTS OF ANY PRIVATE STREETS, ALLEYS, AND PARKING LOTS ON THE SITE. THE DRAINAGE PLAN MUST ALSO ADDRESS ANY OFF-SITE DRAINAGE ISSUES.

7. FLOODPLAIN STATEMENT:
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATION: ZONE X, COMMUNITY #48396, PANEL 0005-E, EFF. DATE 9-26-08

8. DEED RESTRICTION NOTE:
THIS SIGNED PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" CONTAINING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

9. PLATTING OF ADJACENT AREAS AND PROPERTIES:
THE CITY OF FORT WORTH IS NOT RESPONSIBLE FOR THE PLATTING OF ADJACENT PROPERTIES OR PARCELS OF LAND OR FOR THE PLATTING OF STREETS TO PROVIDE ADEQUATE STREET CONNECTIONS TO ADJACENT PROPERTIES. THE DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR PROVIDING ADEQUATE STREET CONNECTIONS TO ADJACENT PROPERTIES IN ACCORDANCE WITH THE CITY'S STREET CONNECTIVITY POLICY, AS WELL AS ADDRESSING ANY DRAINAGE IMPACTS ON ADJACENT PROPERTIES. THE DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE FACILITIES AND EASEMENTS TO ACCOMMODATE THE DRAINAGE FROM THE PROPERTY. THE PLAT OF THIS PROPERTY MAY BE REQUIRED TO BE REVISED IF ADJACENT PROPERTIES ARE PLATTED IN A WAY THAT IMPOSES ADDITIONAL COSTS ON THE DEVELOPER OF THIS PROPERTY. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THIS PROPERTY TO MONITOR THE PLATTING OF ADJACENT PROPERTIES TO ENSURE THAT THE DRAINAGE FACILITIES AND STREETS ON THIS PROPERTY ARE ADEQUATE TO ACCOMMODATE THE DRAINAGE AND STREET CONNECTIVITY NEEDS OF THE PROPERTY. THE DEVELOPER OF THIS PROPERTY IS ALSO RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE FACILITIES AND EASEMENTS TO ACCOMMODATE THE DRAINAGE FROM THE PROPERTY. THE PLAT OF THIS PROPERTY MAY BE REQUIRED TO BE REVISED IF ADJACENT PROPERTIES ARE PLATTED IN A WAY THAT IMPOSES ADDITIONAL COSTS ON THE DEVELOPER OF THIS PROPERTY. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THIS PROPERTY TO MONITOR THE PLATTING OF ADJACENT PROPERTIES TO ENSURE THAT THE DRAINAGE FACILITIES AND STREETS ON THIS PROPERTY ARE ADEQUATE TO ACCOMMODATE THE DRAINAGE AND STREET CONNECTIVITY NEEDS OF THE PROPERTY.

10. PLAT OF ADJACENT AREAS:
THE PLAT OF THE ADJACENT SUBDIVISION OR SUBDIVISIONS AS SHOWN ON THIS PLAT HAVE BEEN RECORDED. IF THE PLAT OF THE ADJACENT SUBDIVISION IS NOT RECORDED, THE PLAT OF THIS SUBDIVISION MAY BE REQUIRED TO BE REVISED IF THE PLATTING OF THE ADJACENT SUBDIVISION IMPOSES ADDITIONAL COSTS ON THE DEVELOPER OF THIS SUBDIVISION.

11. PARKING PERMITS:
PARKING PERMITS, WHICH INCLUDE CURB AND GUTTER, PAVEMENT 30'-40', DRIVE APPROACHES, SIDEWALK, AND BRICK PAVERS, ARE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE IN A PARKING PERMIT.

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS OF DATE OF APPROVAL.

PLAT APPROVAL DATE: _____

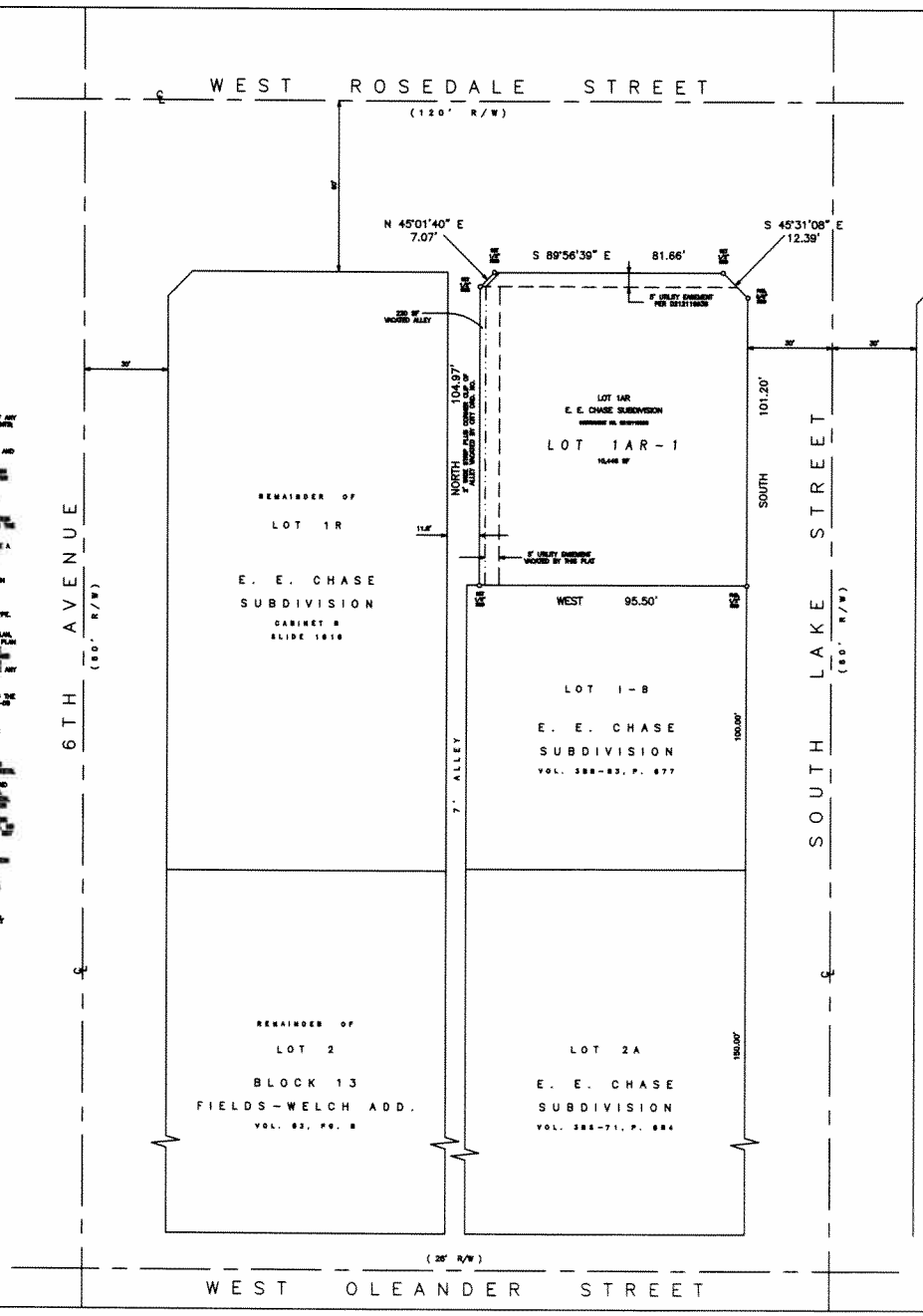
BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT RECORDED BY

INSTRUMENT NO. _____

DATE _____



SCALE: 1" = 20'
0 10 20 40

OWNER:
M. DAVID TILLMAN, D. D. S.
747 8TH AVENUE, SUITE C
FORT WORTH, TEXAS 76104
817-332-9303 VOICE
817-332-6559 FAX
mdavidtillman@gmail.com

SURVEYOR:
GRANT ENGINEERING, INC.
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4141 FAX
jagrant3@aol.com

Grant Engineering, Inc.
Engineers — 3244 Hemphill Street
Surveyors — Fort Worth, Texas 76110-4014
Planners — 817-923-3131

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN SEPTEMBER, 2013, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THOSE PRESENTS THAT ROSEDALE/LAKE STREET, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1AR, E. E. CHASE SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING OF THE PLAT RECORDED UNDER COUNTY FILE NO. D212119938, PLAT RECORDS, TARRANT COUNTY, TEXAS, TOGETHER WITH A PARCEL [illegible] OF THE ALLEY ADJACENT TO THE WEST PROPERTY LINE OF SAID LOT 1AR, [illegible]

DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS ITS PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOT 1AR-1
E. E. CHASE SUBDIVISION
AN ADDITION TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON, IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HEREON FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS _____ DAY OF _____, 2013.

_____
M. DAVID TILLMAN
FOR ROSEDALE/LAKE STREET LLC

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED M. DAVID TILLMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, AND HE ACKNOWLEDGED TO ME BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY SHOWN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2013.

MY COMMISSION EXPIRES

_____
NOTARY PUBLIC
STATE OF TEXAS

FINAL PLAT
LOT 1AR-1
E. E. CHASE SUBDIVISION

OF BLOCK 13
OF THE FIELDS SUBDIVISION
OF THE WILLIAM WELCH SURVEY

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

A REVISION OF
LOT 1AR, E. E. CHASE SUBDIVISION
E. E. CHASE SUBDIVISION
AS RECORDED BY INSTRUMENT #D212119938
PLAT RECORDS, TARRANT COUNTY, TEXAS

TOGETHER WITH
A PORTION OF A VACATED ALLEY
AS RECORDED BY ORD. NO.

SEPTEMBER, 2013
0.2398 ACRES
1 NON-RESIDENTIAL LOT

FS - 013 - XXX

FS - 013 - XXX