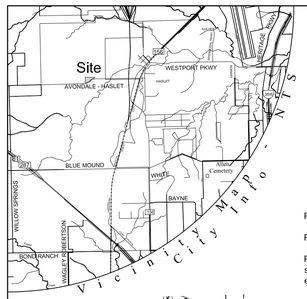
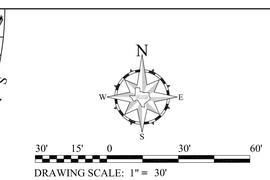


LEGEND
CIRS..Set Capped Iron Rod marked "BHB"

Number	Bearing	Distance
L1	S 51°05'32" W	19.44'
L2	S 51°05'32" W	0.33'
L3	N 00°25'17" W	30.82'
L4	N 89°30'07" E	124.71'
L5	S 89°30'07" W	124.71'
L6	S 00°25'17" E	30.82'
L7	S 34°45'50" E	15.01'
L8	N 38°10'33" W	74.42'
L9	S 34°45'50" E	30.00'
L10	N 14°45'28" E	43.10'
L11	S 14°45'28" W	22.05'
L12	N 30°00'11" W	6.59'
L13	N 00°29'53" W	15.00'
L14	S 30°00'11" E	15.11'
L15	S 40°25'24" E	1.28'
L16	N 19°47'53" W	15.10'
L17	N 70°12'07" E	24.49'
L18	N 55°51'29" E	36.24'
L19	S 55°25'17" E	69.40'



DRAWING SCALE: 1" = 30'

Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	01°53'26"	960.00	31.68	S 52°02'16" W	31.68
C2	91°56'47"	25.00	40.12	N 83°40'20" W	35.95
C3	03°30'30"	616.82	37.77	S 53°28'06" W	37.76
C4	124°21'23"	49.00	106.35	N 62°35'58" W	86.67
C5	89°55'24"	49.00	76.90	N 44°32'25" E	69.25
C6	24°41'45"	100.00	43.10	N 77°09'15" E	42.77
C7	05°03'52"	100.00	8.84	N 62°10'26" E	8.84
C8	01°44'32"	1064.93	32.38	N 59°41'49" E	32.38
C9	92°02'47"	49.00	78.72	S 73°23'05" E	70.52
C10	01°47'26"	960.00	30.00	S 62°37'14" W	30.00
C11	91°53'30"	25.00	40.10	N 73°49'13" W	35.93
C12	01°23'26"	985.50	23.92	S 59°32'19" W	23.92
C13	30°39'32"	124.00	66.35	S 74°10'21" W	65.56
C14	89°55'24"	25.00	39.24	S 44°32'25" W	35.33
C15	124°21'23"	25.00	54.26	S 62°35'58" E	44.22
C16	04°29'07"	592.82	46.41	N 52°58'47" E	46.40
C17	87°02'40"	49.81	75.67	S 82°05'26" E	68.60
C18	03°23'09"	960.00	56.73	S 52°47'08" W	56.72
C19	06°20'38"	603.00	66.77	N 54°15'52" E	66.73
C20	03°24'32"	990.00	58.90	N 52°47'49" E	58.89
C21	02°30'57"	975.00	42.81	N 52°21'02" E	42.81
C22	02°26'17"	633.00	26.94	S 69°41'31" W	26.93
C23	55°36'35"	67.50	65.51	S 27°37'00" E	62.97
C24	55°36'35"	82.50	80.07	N 27°37'00" W	76.97
C25	06°56'47"	633.00	76.74	S 72°09'43" W	76.70
C26	05°47'52"	618.00	62.54	N 53°59'29" E	62.51

Surveyor Notes:

1. Basis of bearing being State Plane Grid - Texas Central Zone (4203) NAD83 as established using GPS Technology in conjunction with the OPUS. Reference frame is NAD83 (2011) Epoch 2010.0000
2. All distances shown are at ground.
3. Vertical Datum established using GPS technology in conjunction with the Texas RTK Cooperative Network. All elevations shown are NAVD88.

   TBM1 - X cut in southwest corner of curb inlet, approximately 83' northeast of property's southwest corner.

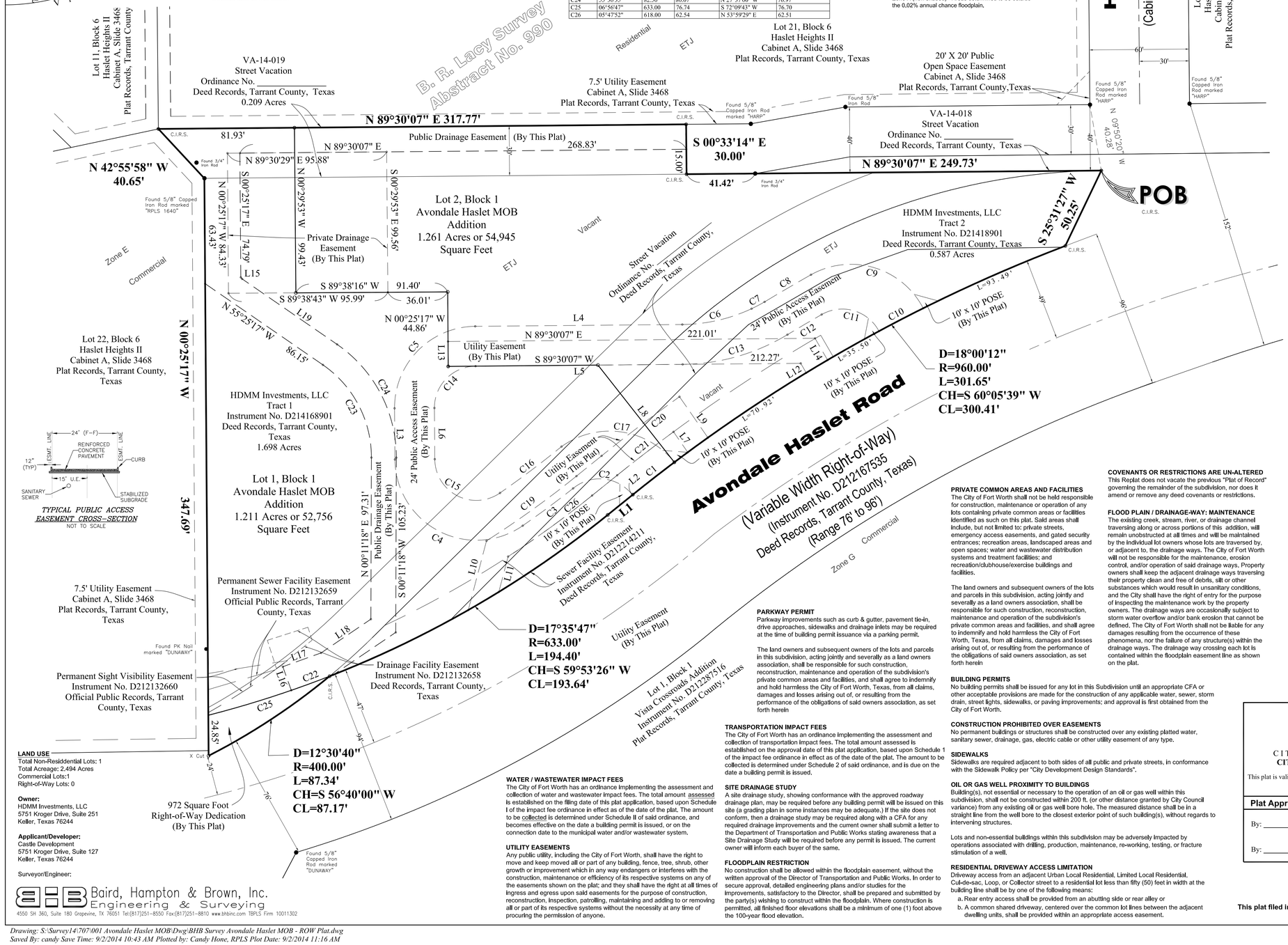
   TBM2 - 3/4" iron rod on top of wall , approximately 11' northwest of property's northwest corner.
4. By scale location this area shown by FEMA map FIRM 48439C0035 K, with a revised date of September 25, 2009, is within area Zone X (non-shaded).

   Zone X (non-shaded) - Areas determined to be outside the 0.02% annual chance floodplain.

P.R.V. required

P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

Private booster pumps will need to be installed while being serviced by North Side 3 pressure plain until North Side 4 elevated tank comes online.



TYPICAL PUBLIC ACCESS EASEMENT CROSS-SECTION
NOT TO SCALE

LAND USE
Total Non-Residdential Lots: 1
Total Acreage: 2.494 Acres
Commercial Lots:1
Right-of-Way Lots: 0

Owner:
HDMM Investments, LLC
5751 Kroger Drive, Suite 251
Keller, Texas 76244

Applicant/Developer:
Castle Development
5751 Kroger Drive, Suite 127
Keller, Texas 76244

Surveyor/Engineer:

Baird, Hampton & Brown, Inc.
Engineering & Surveying
4550 SH 360, Suite 180 Grapevine, TX 76051 Tel:(817)251-8550 Fax:(817)251-8810 www.bhbinc.com TBPLS Firm 10011302

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 parking permit.

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

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.

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 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.

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.

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

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.

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 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.

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

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.

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.

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".

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.

WHEREAS, HDMM INVESTMENTS, LLC is the owner of those certain tracts of land situated In the B. R. Lacy Survey, Abstract No. 990, Tarrant County, Texas, called Tracts 1 and 2 according to the Warranty Deed recorded in Instrument No. D214168901, Deed Records, Tarrant County, Texas (D.R.T.C.T.). and a portion of the that certain Street Vacation recorded in Ordinance No. _____ , D.R.T.C.T. and being more particularly described by metes and bounds as follows (Basis of bearing being State Plane Grid - Texas Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the OPUS. Reference frame is NAD83 (2011) Epoch 2010.0000);

BEGINNING at a set 5/8 inch capped Iron rod marked "BHB" (C.I.R.S.) for the northeast corner of the said Tracts 1 and 2 at the most northerly northwest corner of Avondale Haslet Road (Variable Width Right-of-Way) according to the Warranty Deed recorded in D212167535, D.R.T.C.T. and the most easterly corner of the Street Vacation recorded In Ordinance No. _____, from which a found 5/8 inch capped Iron rod marked "HARP" for the southeast corner of Lot 21, Block 6, Haslet Heights II, an addition to Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 3468, Plat Records, Tarrant County, Texas bears North 09°50'20" West, a distance of 40.28 feet;

THENCE South 25°31'27" West, with the common line between said Avondale Haslet Road and said Tract 2, a distance of 50.25 feet to a C.I.R.S.;

THENCE continuing with the common line and a non-tangent curve to the left having a central angle of 18°00'12", a radius of 960.00 feet, an arc length of 301.65 feet and a chord which bears South 60°05'39" West, a distance of 300.41 feet to a C.I.R.S.;

THENCE South 51°05'32" West, continuing with said common line, a distance of 19.44 feet to a C.I.R.S.;

THENCE continuing with said common line and a tangent curve to the right having a central angle of 17°35'47", a radius of 633.00 feet, an arc length of 194.40 feet and a chord which bears South 59°53'26" West, a distance of 193.64 feet to a C.I.R.S at the southwest corner of the aforesaid Tract 2 in the south line of the aforesaid Tract 1;

THENCE with the common line between said Tract 1 and the aforesaid Avondale Haslet Road and a non-tangent curve to the right having a central angle of 12°30'40", a radius of 400.00 feet, an arc length of 87.34 and a chord which bears South 56°40'00" West, a distance of 87.17 feet to a found X cut for the southwest corner of Tract 1, also being the most westerly northwest corner of the aforesaid Avondale Haslet Road recorded In D212167535;

THENCE North 00°25'17" West, departing said common line, at a distance of 3.10 feet passing the southeast corner of Lot 22, Block 6 of the aforesaid Haslet Heights II, continuing with the common line between said Lot 22 and said Tract 1 a total distance of 347.69 feet to a found 5/8 inch capped Iron rod marked "RPLS 1640" at the most easterly northeast corner of said Lot 22, also being the northwest corner of said Tract 1 and the southwest corner of the aforementioned Street Vacation recorded in Ordinance No. _____;

THENCE North 42°55'58" West, with the common line between said Lot 22 and said Street Vacation recorded in Ordinance No. _____, a distance of 40.65 feet to a C.I.R.S. for the most northerly northeast corner of said Lot 22, also being the southeast corner of Lot 11, Block 6 of the aforesaid Haslet Heights II and the southwest corner of the aforesaid Lot 21;

THENCE North 89°30'07" East, with the common line between said Lot 21 and said Street Vacation recorded in Ordinance No. _____, a distance of 317.77 feet to a C.I.R.S.;

THENCE South 00°33'14" East, departing said common line, a distance of 30.00 feet to a C.I.R.S. in the north line of the aforesaid Tract 1;

THENCE North 89°30'07" East, with the common line between said Street Vacation recorded In Ordinance No. _____ and said Tract 1, at a distance of 41.42 feet passing a found 3/4 inch Iron rod for the west corner of said Street Vacation recorded In Ordinance No. _____, also being an angle point In the south line of said Street Vacation recorded in Ordinance No. _____, continuing for a total distance of 249.73 feet to the **POINT OF BEGINNING** and containing 99,551 square feet or 2.494 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **HDMM INVESTMENTS, LLC**, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat designating the herein above described real property as **LOTS 1 AND 2, BLOCK 1, AVONDALE HASLET MOB ADDITION**, an addition to the City of Fort Worth, Texas, and do hereby dedicate the streets and easements shown thereon for the purposes shown thereon.

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

_____
HDMM Investments, LLC
Owner or Representative

STATE OF TEXAS
COUNTY OF TARRANT

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 _____, 2014.

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

SURVEYOR'S CERTIFICATION

I, Candy Hone, 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 regulations of the City of Fort Worth, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone — Date
Registered Professional Land Surveyor No. 5867

Purpose of Document: Review
Surveyor: Candy Hone
Registered Professional Land Surveyor No. 5867
Release Date: 6-20-2014
Revise: ROW Information 7-8-2014
Revise: Owner Information 8-7-2014
Revise: Add Access Easement Cross-Section 8-7-2014
Revise: City comments 8-12-2014
Revise: Easements 9-2-2014

FS-14-128

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*

This plat filed in County Clerk Instrument No. _____, Date _____

FINAL PLAT
LOTS 1 AND 2, BLOCK 1
AVONDALE HASLET MOB ADDITION

AN ADDITION TO THE CITY OF FORT WORTH BEING ALL OF THAT 1.698 ACRE TRACT OF LAND AS RECORDED IN INSTRUMENT No. D208320907 DEED RECORDS, TARRANT COUNTY, TEXAS, ALL OF THAT 0.587 ACRE TRACT OF LAND AS RECORDED IN INSTRUMENT No. D213321531 AND ALL OF THAT 0.209 ACRE TRACT OF LAND AS RECORDED IN INSTRUMENT No. _____ DEED RECORDS, TARRANT COUNTY, TEXAS

SITUATED IN THE B.R. LACY SURVEY, ABSTRACT NO. 990

SEPTEMBER 2014

Drawing: S:\Survey14\707\001 Avondale Haslet MOB\Dwg\BHB Survey Avondale Haslet MOB - ROW Plat.dwg
Saved By: candy Save Time: 9/2/2014 10:43 AM Plotted by: Candy Hone, RPLS Plot Date: 9/2/2014 11:16 AM