PRIVATE PRV'S REQUIRED

INSTALL PRIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION. THE VALVE HAS TO BE A CITY APPROVED APPURTENANCE.

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 AND DEED COVENANTS OR RESTRICTIONS.

THE BASIS FOR BEARINGS IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83 (1993).

PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

COMPLIANCE WITH TREE ORDINANCE NO. 17228-10-2006 WILL BE REQUIRED.

BUILDING SETBACK LINES SHALL BE PER THE CITY OF FORT WORTH ZONING

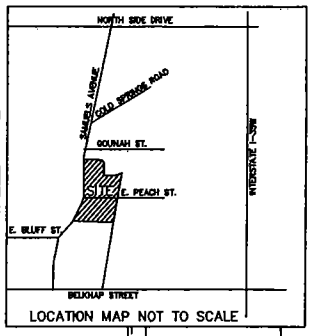
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY AND INCORPORATED AREAS COMMUNITY PANEL NO. 48439C0190 K, EFFECTIVE DATE SEPTEMBER 25, 2009 AND IT APPEARS THAT NO PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE, THE 100 YEAR FLOOD PLAIN IT ALL LIES WITHIN ZONE X.

CONSTRUCTION PROHIBITED OVER EASEMENTS

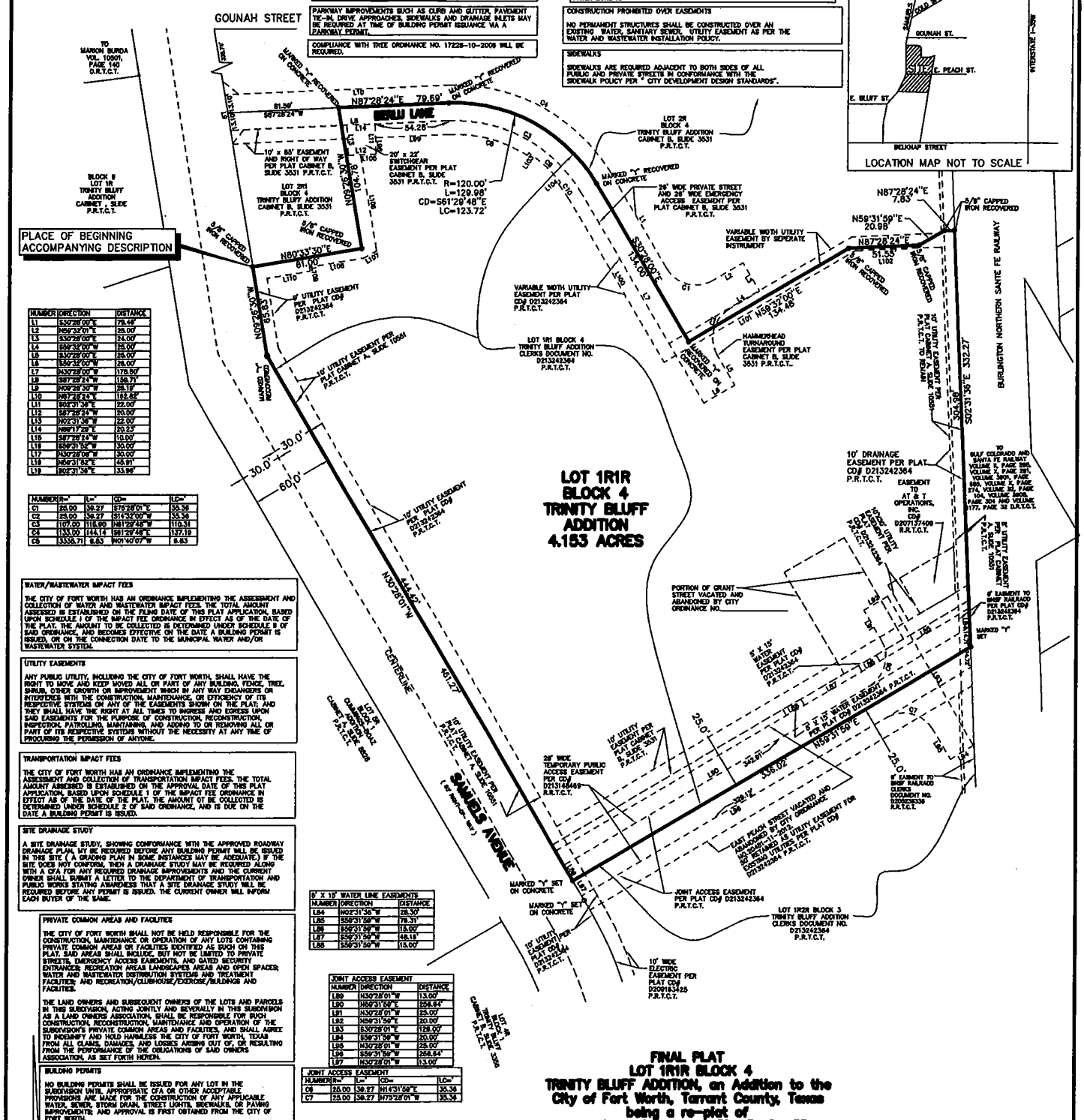
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER, UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.

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".



LOCATION MAP NOT TO SCALE



NUMBER	DIRECTION	DISTANCE
L1	S30°28'00"E	78.46'
L2	N59°32'01"E	25.00'
L3	S30°28'00"E	24.00'
L4	S59°32'00"W	25.00'
L5	S30°28'00"E	25.00'
L6	S59°32'00"W	28.00'
L7	N30°28'00"W	178.50'
L8	S87°28'24"W	156.71'
L9	N09°30'30"W	28.17'
L10	N87°28'24"E	162.82'
L11	S02°31'36"E	22.00'
L12	S87°28'24"W	20.00'
L13	N02°31'36"W	22.00'
L14	N89°11'29"E	20.23'
L15	S87°28'24"W	10.00'
L16	S59°31'59"W	30.00'
L17	N30°28'00"W	30.00'
L18	N59°31'59"E	65.91'
L19	S02°31'36"E	33.96'

NUMBER	R=	L=	CD=	LC=
C1	25.00	39.27	S75°28'01"E	35.36
C2	25.00	39.27	S14°32'00"W	35.36
C3	1101.00	118.90	N81°29'48"W	118.31
C4	133.00	144.14	S61°29'48"E	137.19
C5	3336.71	8.83	N01°40'07"W	8.83

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 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.

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 I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT OT BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED IN 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 THE 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 BE LIMITED TO PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS LANDSCAPES 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 IN THIS SUBDIVISION 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 THE SUBDIVISION UNTIL 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.

8' X 15' WATER LINE EASEMENTS		
NUMBER	DIRECTION	DISTANCE
L84	N02°31'36"W	28.30'
L85	S59°31'59"W	78.31'
L86	S59°31'59"W	15.00'
L87	S59°31'59"W	48.18'
L88	S59°31'59"W	15.00'

JOINT ACCESS EASEMENT		
NUMBER	DIRECTION	DISTANCE
L89	N30°28'01"W	13.00'
L90	N59°31'59"E	258.84'
L91	N30°28'01"W	25.00'
L92	N59°31'59"E	20.00'
L93	S30°28'01"E	128.00'
L94	S59°31'59"W	20.00'
L95	N30°28'01"W	28.00'
L96	S59°31'59"W	258.84'
L97	N30°28'01"W	13.00'

JOINT ACCESS EASEMENT				
NUMBER	R=	L=	CD=	LC=
C6	25.00	39.27	N14°31'59"E	35.36
C7	25.00	39.27	N75°28'01"W	35.36

VARIABLE WIDTH UTILITY EASEMENT				
NUMBER	R=	L=	CD=	LC=
C8	97.00	58.87	S74°54'17"E	58.73
C9	99.00	32.57	S47°51'29"E	32.42
C10	97.00	13.49	S34°28'56"E	13.48

VARIABLE WIDTH UTILITY EASEMENT		
NUMBER	DIRECTION	DISTANCE
L98	N02°31'36"W	12.01'
L99	N87°28'24"E	34.38'
L100	S30°28'00"E	138.00'
L101	N59°32'00"E	180.78'
L102	N87°28'24"E	93.18'
L103	N32°43'00"E	2.00'
L104	S61°33'58"W	2.00'
L105	S87°28'24"W	11.00'
L106	S09°26'30"E	71.78'
L107	S82°00'00"W	18.04'
L108	S80°33'30"W	40.42'
L109	S09°26'30"E	3.00'
L110	S80°33'30"W	32.18'

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

THAT I, Alan W. Hickey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

ALAN W. HICKEY
R.P.L.S. NO. 5420

FINAL PLAT
LOT 1R1R BLOCK 4
TRINITY BLUFF ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas being a re-plat of Lot 1R1 in Block 4 of TRINITY BLUFF ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded Document No. D213242364 of the Plat Records of Tarrant County, Texas situated in the City of Fort Worth, Tarrant County, Texas and a portion of Grant Street vacated and abandoned by City Ordinace No._____.
Prepared November 23, 2014.
BROOKES BAKER SURVEYORS

TRINITY BLUFF ADDITION
BLOCK 4 LOT 1R1R
FS
PREPARED NOVEMBER 23, 2014

OWNER/DEVELOPER LOT 1R2R
LINCOLN PROPERTY COMPANY
2000 McKINNEY AVE, SUITE 1000
DALLAS TX. 75201
PH# (214) 740-3315
CONTACT: BEN BREUMG

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817)279-0232
donh@brookesbakersurveyors.com

-50 -25 0 50 100 150

GRAPHIC SCALE IN FEET 1"=50'

FILE NAME: DDN14\TBB4RP.DWG DRAWN BY: DBC

THIS PLAT FILED IN DOCUMENT NO._____ DATE_____2014.