

Fort Worth
VITALITY MAP

LEGEND

V-CUT FOUND	CHAPPED IRON ROD FOUND
CHIR	IRON ROD FOUND
STREET WORK	TRIOD MONUMENT FOUND
ESMT.	POINT OF BEGINNING
R.O.W.	EASEMENT
VOL., PG.	RIGHT-OF-WAY
INST. NO.	VOLUME, PAGE
D.R.I.C.T.	DEED RECORDS, TARRANT
P.A.R.T.I.C.T.	PLAT RECORDS, TARRANT
O.P.R.I.C.T.	DALLAS COUNTY, TEXAS
	DALLAS COUNTY, TEXAS

FORT WORTH

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

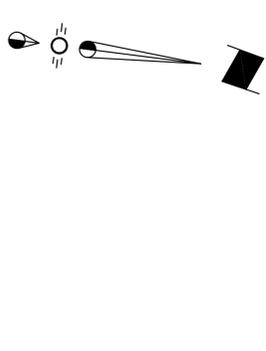
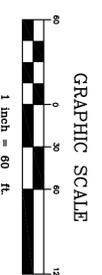
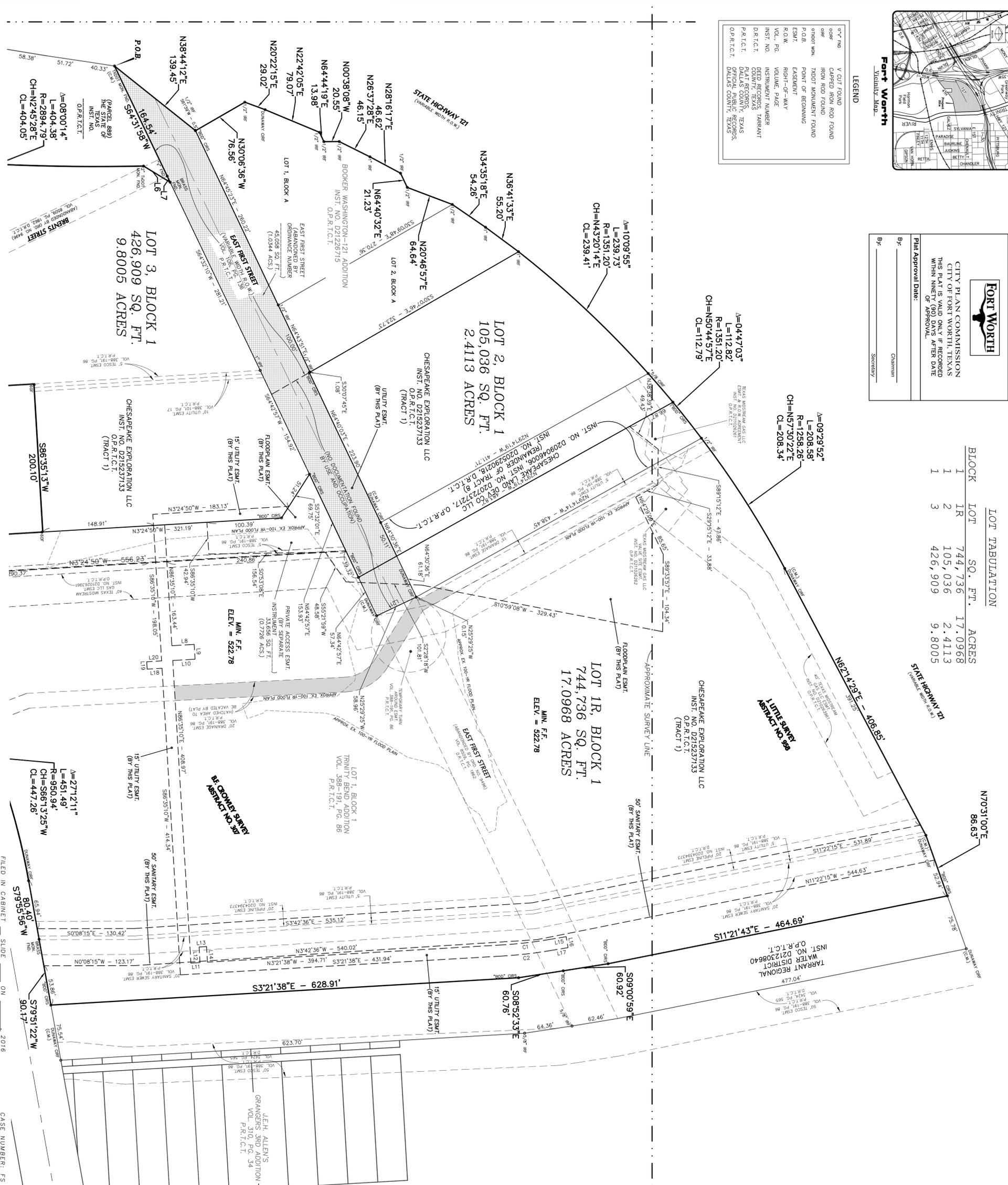
FILED APPROVAL DATE: _____

By: _____ Chairman

By: _____ Secretary

LOT TABULATION

BLOCK	LOT	SQ. FT.	ACRES
1	1R	744,736	17.0968
1	2	105,036	2.4113
1	3	426,909	9.8005



Water / Wastewater Impact Fees: The City of Fort Worth has an ordinance implementing the... 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 this 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... in any easement shown on the plat, and any public utility, including the City of Fort Worth, shall have the right of ingress and egress upon said easements for the purpose of... its respective systems without the necessity of any time of procuring the permission of anyone, part of...

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

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... 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... detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be... construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Floodplain Proximity 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 works. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said... 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 owner. The drainage works are occasionally subject to storm water overflow and/or bank erosion that occurrence of these phenomena, not the failure of any structure(s) within the drainage works. The drainage way crossing each lot is contained within the floodplain easement shown on this plat.

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.

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

Comments or Restrictions are Un-sterilized: This Plat does not vacate the previous Plat of Record governing the remainder of this subdivision, nor does it amend or remove any deed covenants or restrictions.

Private Maintenance Note: 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 easements, and gated security entrances, recreation areas, landscaped areas and open spaces, water and wastewater distribution systems and treatment facilities, and recreational clubhouses/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, restoration, maintenance and operation of the subdivision private common areas and facilities, and shall agree to fund the same. The association shall be responsible for the maintenance and operation of the same, including the right of entry for the purpose of inspecting the performance of the obligations of said owners association, as set forth herein.

Parkway Permit: Parkway improvements such as curb and gutter, pavement (lean-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit. NOTES:

A portion of the subject property lies within an area of the 100-year flood according to FEMA's Flood Insurance Rate Study Community-Flood Map No. 484990190K, dated September 25, 2009. Property is in Zone X and Zone A.

Benches are based upon the FINAL PLAT of LOTS 1 & 2, BLOCK 1, TRINITY BEND ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 588-191, Page 86, Plat Direct access to the H-35 and SH 121 frontage roads is restricted to those locations that have been reviewed and approved by TxDOT.

FINAL PLAT

LOT 1R, 2 & 3, BLOCK 1

TRINITY BEND ADDITION

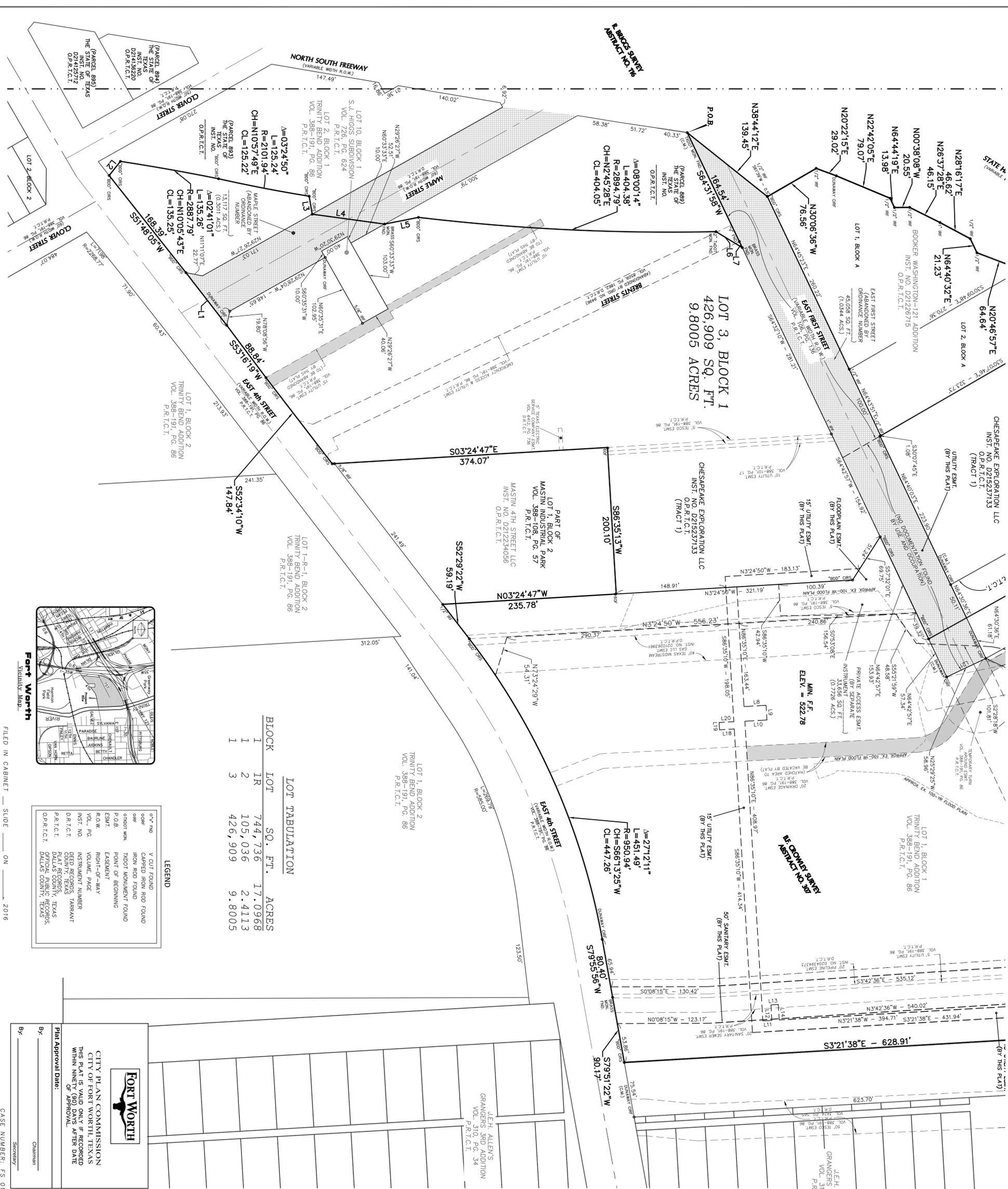
BEING A REPLAT OF LOT 1, BLOCK 1 & A PORTION OF LOT 2, BLOCK 1, TRINITY BEND ADDITION AS RECORDED IN VOLUME 388-191, PAGE 86, P.R.T.C.T., LOT 1 & 2, BLOCK A, BOOKER WASHINGTON-121 ADDITION, AND SITE 15, D-21323471, O.P.R.T.C.T., LOT 10, BLOCK 1, S.I. HIGGS SUBDIVISION, THE REMAINDER OF EAST FIRST STREET, AND A PORTION OF MAULE STREET, BEING 26.37 ACRES SITUATED IN THE JOHN LITTLE SURVEY, ABSTRACT NO. 938, B.F. CROWLEY SURVEY, ABSTRACT NO. 307, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER: CHESAPEAKE AND DEVELOPMENT COMPANY, L.P. 6100 N. WESTERN AVENUE OKLAHOMA CITY, OK 73118 TEL: (405) 848-3000

PREPARED BY: BROCKETT & STRICKLAND ENGINEERING SURVEYING 4144 NORTH CENTRAL EXPRESSWAY, SUITE 1100 DALLAS, TEXAS 75204 (214) 824-3647 (214) 824-7064 FAX

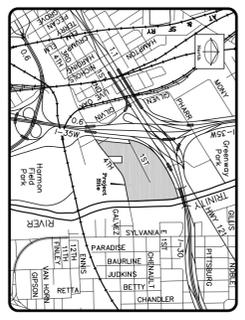
OWNER: TOP GOLF MANAGEMENT, L.P. 1717 MCKINNEY AVENUE, STE 800 DALLAS, TEXAS 75202 TEL: (214) 377-0615

DATE: FEBRUARY, 2016 SHEET 1 OF 3



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LEGEND

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COVER	CAPPED IRON ROD FOUND
COVER	IRON ROD FOUND
ORION WLN	TWOOT MONUMENT FOUND
ESMT	POINT OF BEGINNING
ESMT	ESTABENT
R.O.W	RIGHT-OF-WAY
VOL. PG	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.A.T.C.T.	DALLAS COUNTY RECORDS
O.P.R.T.C.T.	DALLAS COUNTY, TEXAS



CITY PLANNING COMMISSION
CITY OF FORT WORTH, TEXAS
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OF APPROVAL.

FILED IN CABINET SLIDE ON _____ 2016

DATE: FEBRUARY, 2016

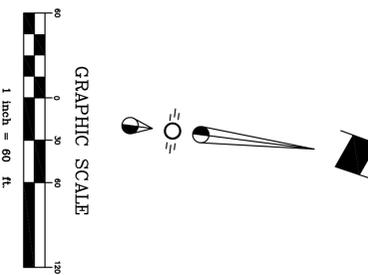
CASE NUMBER: FS 015-252

BY: _____

BY: _____

Chairman

Secretary



Water / Wastewater Impact Fees: The City of Fort Worth has an ordinance implementing the 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 this 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 construction date to the municipal water only/wastewater system.

Utility Easements: Any public utility, including the City of Fort Worth, shall have the right to move and install, maintain, repair, replace, and operate any pipes, conduits, cables, or other facilities which in any manner or interfere with the construction, maintenance or efficiency of its respective water, gas, electric, or other utility systems shown on the plat, and any public utility, including the City of Fort Worth, shall have the right of entry for the purpose of inspecting the maintenance work by the property owner. The drainage works are occasionally subject to storm water overflow and/or bank erosion that occurrence of these phenomena, not the failure of any structure(s) within the drainage works. The drainage way crossing each lot is contained within the floodplain easement shown on this plat.

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NOTES:

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LOT 1 & 2, BLOCK A, BOOKER WASHINGTON-121 ADDITION, THE REMAINDER OF TRACT 8, D0509201218, D.R.T.C.T., AND SITE 15, D.21323471, O.P.R.T.C.T.

LOT 10, BLOCK 1, S.J. HIGGS SUBDIVISION, THE REMAINDER OF EAST FIRST STREET AND A PORTION OF MAPLE STREET, BEING 25.37 ACRES SITUATED IN THE JOHN LITTLE SURVEY, ABSTRACT NO. 938, B.F. CROWLEY SURVEY, ABSTRACT NO. 307, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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