

BLOCK H
WESTLAND ACRES ADDITION
VOL. 388-G, PG. 58
P.R.T.C.T.

BLOCK G
WESTLAND ACRES ADDITION
VOL. 388-G, PG. 58
P.R.T.C.T.

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 this 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 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.

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.

BUILDING PERMIT

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.

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, 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.

CONSTRUCTION PROHIBITED OVER EASEMENTS

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

SIDEWALKS

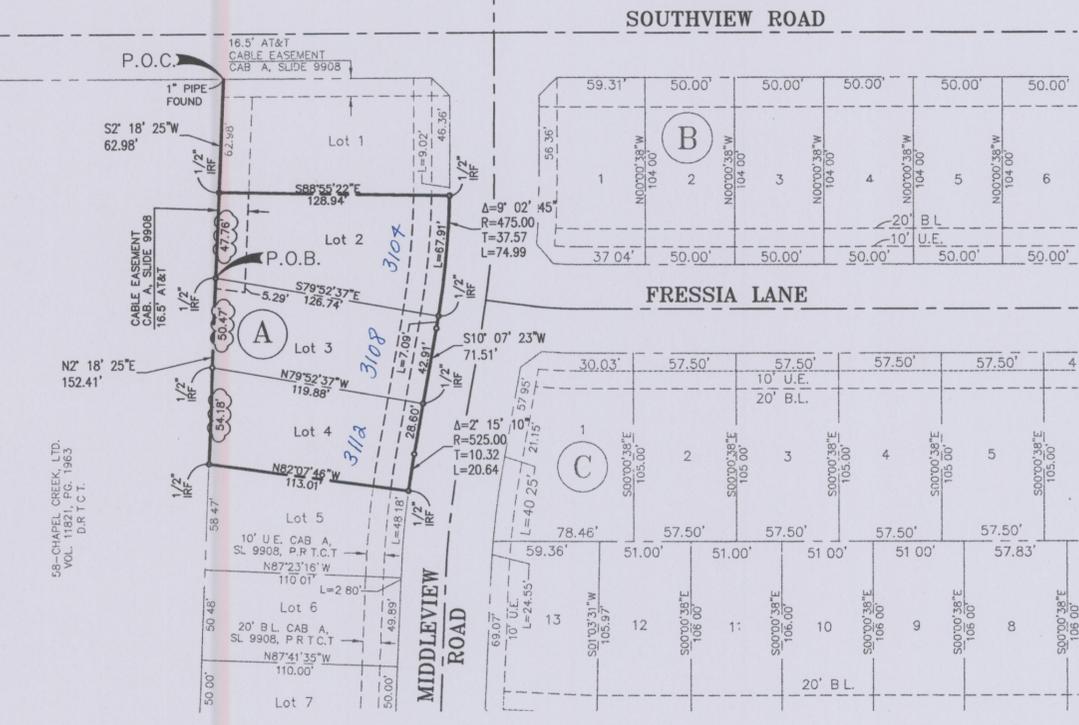
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

PARKWAY PERMITS

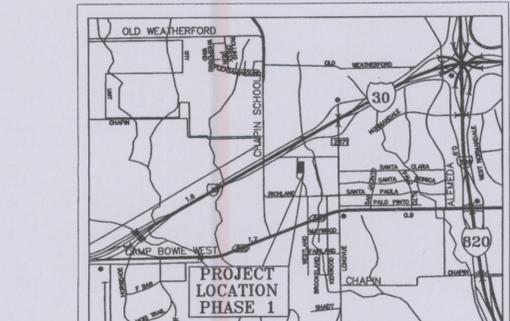
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

FLOODPLAIN RESTRICTIONS

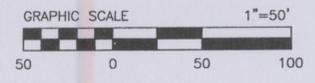
No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director shall be prepared and submitted by the party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.



68-CHABEL CREEK, LTD.
VOL. 11821, PG. 1963
D.R.T.C.T.



LOCATION MAP
(NOT TO SCALE)



LAND USE TABLE

GROSS SITE AREA:	0.449 ACRES
TOTAL NUMBER OF LOTS:	3
RESIDENTIAL LOTS:	3
TOTAL NUMBER OF DWELLING UNITS:	0
ACREAGE: SINGLE FAMILY DETACHED:	0.449
SINGLE FAMILY ATTACHED:	0
TWO FAMILY:	0
MULTIFAMILY:	0
NON-RESIDENTIAL LOTS:	0
ACREAGE: COMMERCIAL LOTS:	0
INDUSTRIAL LOTS:	0
OPEN SPACE LOTS:	0
RIGHT-OF-WAY:	0

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 Approved Date: 1/9/2015

By: *Charles R. Roof* CHAIRMAN

By: *Dana Buehler* SECRETARY



THE PURPOSE OF THIS CORRECTION PLAT IS TO CORRECT THE LOT WIDTH MEASUREMENTS AT THE REAR OF THE LOTS FOR LOTS 2 ~ 4, BLOCK A.

SURVEYOR'S STATEMENT

I, Michael L. Peterson, a Registered Professional Land Surveyor in the State of Texas, do hereby state that this plat was prepared in accordance with the General Rules of Procedure and Practices as directed by the Texas Board of Professional Land Surveyors.

Michael L. Peterson 12/31/2014
Date
Michael L. Peterson
Registered Professional Land Surveyor
Texas Registration No. 5999



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, HMH Lifestyles, L.P., is the sole owner of a tract of land situated in the J. P. HUFFAKER Survey, Abstract No. 819, Tarrant County, Texas, being all of a called 0.449 acre tract conveyed by deed to said HMH Lifestyles, L.P., as recorded in Document No. D214196700, County Clerk Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1 inch pipe in the south right-of-way line of Southview Road, being northwest corner of Lot 1, Tiffany Gardens, as recorded in Cabinet A, Slide 9908, Plat Records, Tarrant County, Texas, and northeast corner of a tract of land conveyed to 58-Chapel Creek, Ltd. as recorded in Volume 11821, Page 1963, Deed Records, Tarrant County, Texas;

THENCE S 02°18'25" W, departing said south right-of-way line and along the west line of said 58-Chapel Creek, Ltd. tract and the west line of said Lot 1, a distance of 62.98 feet for the POINT OF BEGINNING;

THENCE S 88°55'22" E, departing west line of said 58-Chapel Creek, Ltd., along the north line of said Lot 2, south line of said Lot 1, a distance of 128.94 feet to a point in the west line of Middleview Road a 50 foot right-of-way and the northeast corner of said Lot 2, southeast corner of said Lot 1 being the beginning of a non-tangent curve to the right having a radius of 475 feet, a central angle of 09°02'45", a chord bearing of S 05°36'01" W and a chord length of 74.92 feet;

THENCE, with non-tangent for an arc length of 74.99 feet to a found 1/2 inch iron rod;

THENCE, S 10°07'23" W, a distance of 71.51 feet being the beginning of a tangent curve to the left having a radius of 525 feet, a central angle of 02°15'10", a chord bearing of S 08°59'48" W and a chord length of 20.64 feet;

THENCE, with tangent curve an arc distance of 20.64 feet to a found 1/2 inch iron rod in the southwest corner of Lot 4 and the north west corner of Lot 5 as recorded in Cabinet A, Slide 9908, Plat Records, Tarrant County, Texas, for corner;

THENCE N 82°07'46" E, departing said west right-of-way line and along the south line of said Lot 4, a distance of 113.01 feet to found 1/2 inch iron rod in the east line of said 58-Chapel Creek, Ltd. and being the west line of said Lot 4 for corner;

THENCE N 02°18'25" E, along the west line of said Lot 4, continuing with Lot 3, Block A, as recorded in Cabinet A, Slide 9908, Plat Records, Tarrant County, Texas, and said Lot 2, a distance of 152.41 feet to the point of beginning and containing 19,571 square feet, 0.449 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, THE HMH Lifestyles, L.P. and Polo Land Southwest of Texas, L.P. does hereby adopt this plat designating the hereinabove described property as LOT 2, LOT 3 and LOT 4, BLOCK A, TIFFANY GARDENS, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the rights-of-way and easements shown hereon.

EXECUTED this 5th DAY OF January, 2014

BRUCE FRENCH
Bruce French

Title: Vice President

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared,

BRUCE FRENCH on behalf of HMH, Lifestyles, L.P., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 5th day of January, 2014.

Dorcas Z. Johnson
Notary Public
Tarrant County, Texas

My Commission Expires: 4/14/2016



EXECUTED this 18th DAY OF December, 2014.

Polo Land Southwest of Texas L.P.
The Little General, LLC
General Partner

Johnny Stevens, Manager
Johnny Stevens

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared,

Johnny Stevens on behalf of Polo Land Southwest of Texas L.P. known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 18th day of December, 2014.

Johnny Stevens
Notary Public
Tarrant County, Texas

My Commission Expires: 9-20-2018



FP04-061(CP)

CORRECTION PLAT

LOTS 2, 3 & 4, BLOCK A
TIFFANY GARDENS

AN ADDITION TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
BEING 0.449 ACRES SITUATED IN THE
J. P. HUFFAKER SURVEY, ABSTRACT NO. 819
TARRANT COUNTY, FORT WORTH, TEXAS

3 LOT - 0.449 ACRES
NOVEMBER 2014

PREPARED BY

OWNER & APPLICANT
BRUCE FRENCH
VICE PRESIDENT - LAND
HMH LIFESTYLES, L.P.
BY: BNMJR, INC.
RE: GENERAL PARTNER
(316) 636-2100

ENGINEERS & SURVEYORS
GRAHAM ASSOCIATES, INC.
ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
(817) 640-8535



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TYPE FIRM F-1191/TPLS FIRM 101538-00

THIS PLAT RECORDED IN C.C. DOC. NO. D215005354, DATE: 1/9/2015

CASE NO. FP-04-061