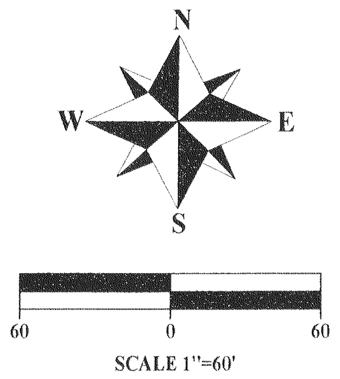
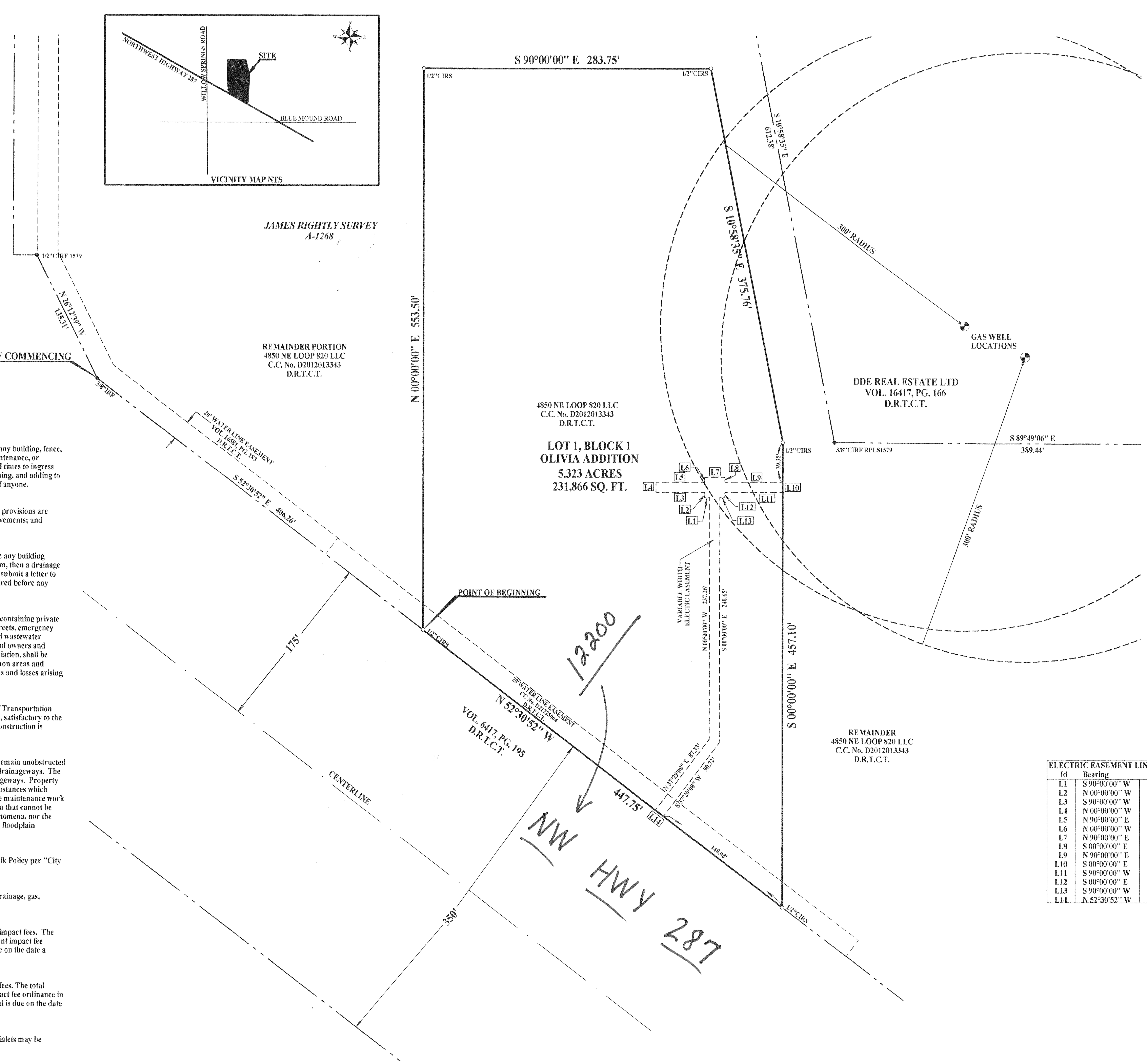


LEGEND

●	IRON ROD FND.
X	"X" IN CONC.
○	CAPPED I.R. SET
Ø	POWER POLE
☼	LIGHT POLE
⋈	WATER VALVE
W	WATER METER
E	ELEC METER
S	SAN. SEW. M.H.
G	GAS RISER
T	TEL. PED
□	FENCE CORNER
U	UNDERG. CABLE
○	FIRE HYDRANT



FILED TARRANT COUNTY TEXAS
2012 DEC 21 PM 1:01
MARY LOUISE GARCIA
COUNTY CLERK

PROPERTY DESCRIPTION

STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEING a 5.323 acre tract of land in the James Rightly Survey, Abstract 1268, situated in The City of Fort Worth, Tarrant County, Texas, and being a portion of that certain tract of land described in deed to 4850 NE Loop 820 LLC, recorded in County Clerks File Number D2012013343, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the bearings as they appear in County Clerks File Number D2012013343, Deed Records, Tarrant County, Texas. Said 5.323 acre tract of land being described by metes and bounds as follows:

COMMENCING at the 3/8" iron rod found on the northerly right of way line of U.S. Highway Number 287, a variable width right of way, same being the southwest corner of the said NE Loop 820 LLC tract;

THENCE South 52°30'52" East, along the said northerly right of way line, a distance of 406.26 Feet to the POINT OF BEGINNING;

THENCE leaving the said northerly right of way line and continuing over and across the said NE Loop 820 LLC tract the following courses and distances:

North 00°00'00" East, a distance of 553.50 Feet to a ½" iron rod with a plastic cap stamped "RPLS 4818" set;

South 90°00'00" East, a distance of 283.75 Feet to a ½" iron rod with a plastic cap stamped "RPLS 4818" set;

South 10°58'35" East, a distance of 375.76 Feet to a ½" iron rod with a plastic cap stamped "RPLS 4818" set;

South 00°00'00" East, a distance of 457.10 Feet to a ½" iron rod with a plastic cap stamped "RPLS 4818" set on the said northerly right of way line;

THENCE North 52°30'52" West, along the said northerly right of way line, a distance of 447.75 Feet to the POINT OF BEGINNING, and containing a computed area of 5.323 Acres, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, 4850 NE Loop 820 LLC, acting through its designated representative, do hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1 Olivia Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

WITNESS MY HAND THIS the 19TH day of DECEMBER, 2012.

William J. Watt Mgr.
William J. Watt
Manager

FORT WORTH FIRE DEPARTMENT
G.R.V.
12.20.12

STATE OF TEXAS)(
COUNTY OF)(

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared William J. Watt 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.

Timothy John Welch
Notary Public in Tarrant County, Texas

My commission expires: 6-21-16

NOTARY PUBLIC STATE OF TEXAS
TIMOTHY JOHN WELCH
My Commission Expires
June 21, 2016

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.

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.

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.

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 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 facilites, 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.

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(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the 100-year flood elevation

FLOODPLAIN/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 drainageways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the adjacent drainageways 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 drainageways 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 those 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.

SIDEWALKS
Sidewalks are required adjacenct 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 platted water, sanitary sewer, drainage, gas, electric, or any other utility easement of any type.

WATER
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 current impact fee ordinance. 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 the connection date to the municipal water and/or wastewater system.

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, basesed 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.

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

URBAN FORESTRY
Compliance with Tree Ordinance # 18615-05-2009 will be required.

ELECTRIC EASEMENT LINE TABLE		
Id	Bearing	Distance
L1	S 90°00'00" W	5.00'
L2	N 00°00'00" W	5.00'
L3	S 90°00'00" W	48.00'
L4	N 00°00'00" W	10.00'
L5	N 90°00'00" E	48.00'
L6	N 00°00'00" W	5.00'
L7	N 90°00'00" E	20.00'
L8	S 00°00'00" E	5.00'
L9	N 90°00'00" E	57.29'
L10	S 00°00'00" E	10.00'
L11	S 90°00'00" W	57.29'
L12	S 00°00'00" E	5.00'
L13	S 90°00'00" W	5.00'
L14	N 52°30'52" W	10.00'

FP12-035

FINAL PLAT
LOT 1, BLOCK 1, OLIVIA ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
5.323 ACRES - 231,866 SQUARE FEET

DATE: December 17, 2012

PLAT CASE No. PP-012-006 - FP-012-035

NOTES
1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN COUNTY CLERK'S FILE NUMBER D2012013343, DEED RECORDS TARRANT COUNTY, TEXAS

2.THE PROPERTY DEPICTED IN THIS SURVEY DOES NOT LIE WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY AND INCORPORATED AREAS, COMMUNITY MAP NO. 48439C035K, MAP REVISED SEPTEMBER 25, 2009.

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF TARRANT:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818

Date: December 17, 2012

STATE OF TEXAS REGISTERED JOHNNY D.L. WILLIAMS 4818 PROFESSIONAL LAND SURVEYOR

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

Plat Approval Date : 12/21/2012

By: ______ Chairman

By: ______ Secretary

OWNER:
4850 LOOP 820 LLC
1841 West Division St.
Arlington, Texas 76012

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH , TEXAS 76116
(817) 560-2916

ENGINEER:
WELCH ENGINEERING, INC.
1308 NORWOOD DRIVE, SUITE 200
BEDFORD, TEXAS 76021
(817) 589-2900
(817) 589-0990 FAX

PLAT RECORDED IN DOCUMENT NUMBER D212312659 DATE 12/21/ ,2012

D212312659

JOB No. 12-029

PCS 2012/12-029 J. RIGHTLY SUR/12-029 PLAT.PCS