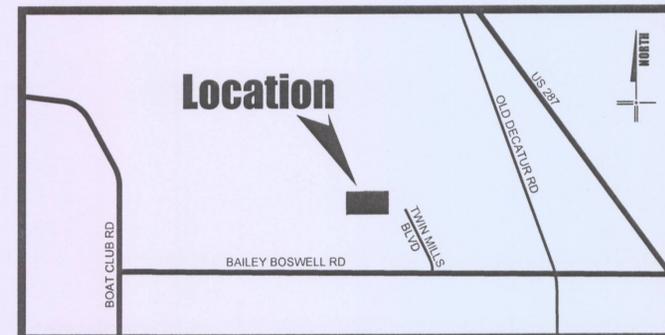


MILLER SURVEYING  
EST. 1985



Monument Note: Corner monuments marked with open circle symbols are 1/2 inch "MILLER 5665" capped steel rods set. Monuments marked with filled circle symbols are 1/2 inch "MOAK SURV INC" capped steel rods found. Upon completion of construction, all corners and curve points will be monumented with 1/2 inch "MILLER 5665" capped steel rods set.

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

*Jason B. Rawlings* 8-15-16  
Date  
Jason B. Rawlings  
R. P. L. S. 5665



**MILLER**  
Surveying, Inc.  
Commercial • Residential • Municipal  
430 Mid Cities Blvd. 817-577-1052  
Hurst, Texas 76054 T&LSF No. 10100400  
MillerSurvey.net

DEVELOPMENT TABLE	
Total Acreage	7.1625 Acres
Total number of buildable lots	28
Smallest lot	6,900 SF
Total ROW Dedication	102,542 SF (2.35 Ac)
Density	3.9 lots per acre

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: Aug. 15, 2016

BY: *Donald R. Boren* CHAIRMAN  
BY: *Mary Elliott* SECRETARY



OWNER / APPLICANT  
Taurus Twin Mills Limited Partnership  
9285 Huntington Square  
North Richland Hills, Texas 76082  
817-788-1000  
Contact: Douglas Gilliland

ENGINEER  
Welch Engineering, Inc.  
1308 Norwood Drive, Suite 200  
Bedford, Texas 76022  
817-589-2900  
Contact: Tim Welch

PURPOSE STATEMENT: The purpose of this correction plat is to correct the call-out in the title block and dedication of the plat of Twin Mills, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded as Document No. D216172475 of the Plat Records of Tarrant County Texas. The title block and dedication of said recorded plat erroneously included Lot 31, Block 8, however said plat did not include nor dedicate said lot. This plat removes the reference of said Lot 31, Block 8.

Correction Plat of **FP13-081**  
LOTS 26, 31, 40 THRU 45, 53, 56 THRU 57, AND 61, BLOCK 7  
AND LOTS 1, 3 THRU 5, 7 THRU 10, 14, 20, 22 THRU 23, 26 THRU 27,  
AND 29 THRU 30, BLOCK 8

# TWIN MILLS

An addition to the City of Fort Worth, Tarrant County, Texas  
Consisting of 28 lots and being 7.1625 acres of land out of the  
Heirs of Benjamin Thomas Survey, Abstract No. 1497  
Prepared in November 2013

City Case No. FP-13-081

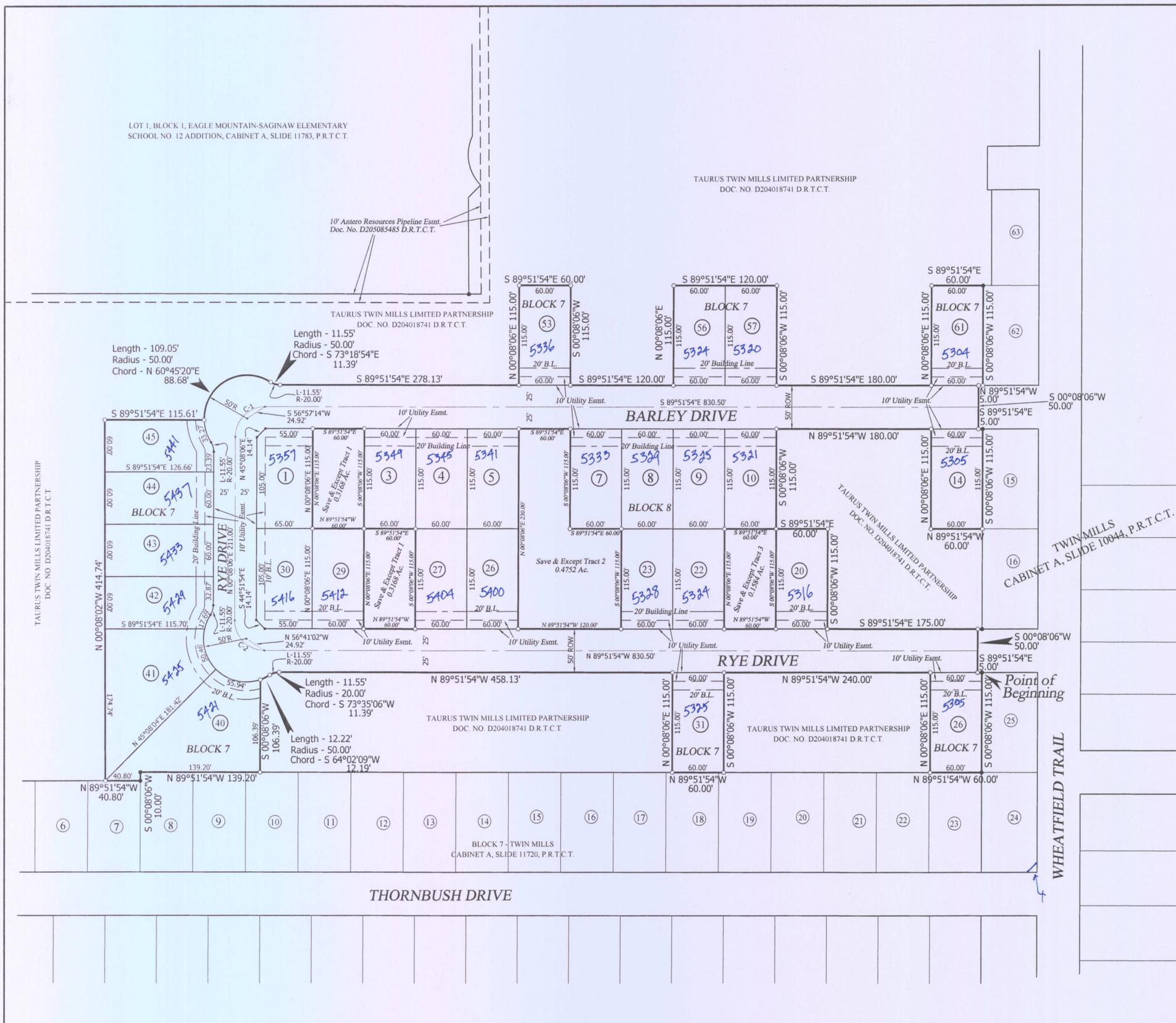
Reference Preliminary Plat No. PP 003-043

Phase 1 Section 1-C-1

Job No. 13129 • Plat File 13129 1-C

Curve	Length	Radius	Cent. Angle	Chord
C-1	54.19'	34.50'	90°00'00"	N 45°08'06"E 48.79'
C-2	54.19'	34.50'	90°00'00"	N 44°51'54"W 48.79'

This plat filed as Document No. **D216185876** in the Plat Records of Tarrant County, Texas **08/15/16**



1-180-081-1

TAURUS TWIN MILLS LIMITED PARTNERSHIP  
DOC. NO. D204018741 D.R.T.C.T.

TWIN MILLS  
CABINET A, SLIDE 10044, P.R.T.C.T.

WHEATFIELD TRAIL

STATE OF TEXAS  
COUNTY OF TARRANT

Whereas Taurus Twin Mills Limited Partnership is sole owner of a tract of land out of Heirs of Benjamin Thomas Survey, Abstract No. 1497 and situated in the City of Fort Worth, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in July of 2016, said tract being a portion of the same tract of land described in the deed to Taurus Twin Mills Limited Partnership recorded as Document No. D204018471 in the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MOAK SURV INC" capped steel rod found for the northwest corner of Lot 25, Block 7, Twin Mills, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Cabinet A, Slide 10044 in the Plat Records of Tarrant County, Texas, said rod being in the southerly right-of-way line of Rye Drive;

Thence South 00 degrees 08 minutes 06 seconds West with the westerly boundary line of said Lot 25 a distance of 115.00 feet to a 1/2 inch "MOAK SURV INC" capped steel rod found for the southwest corner thereof;

Thence North 89 degrees 51 minutes 54 seconds West with the northerly boundary line of said Block 7 a distance of 60.00 feet to a 1/2 inch "MOAK SURV INC" capped steel rod found for the northwest corner of Lot 22 of said Block 7;

Thence North 00 degrees 08 minutes 06 seconds East a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 89 degrees 51 minutes 54 seconds West a distance of 240.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly boundary line of said Block 7;

Thence North 89 degrees 51 minutes 54 seconds West with the northerly boundary line of said Block 7 a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 08 minutes 06 seconds East a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 89 degrees 51 minutes 54 seconds West a distance of 458.13 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 20.00 feet and whose chord bears South 73 degrees 35 minutes 06 seconds West at 11.39 feet;

Thence westerly with said curve along an arc length of 11.55 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 50.00 feet and whose chord bears South 64 degrees 02 minutes 09 seconds West at 12.19 feet;

Thence westerly with said curve along an arc length of 12.22 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 106.39 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly boundary line of said Block 7;

Thence North 89 degrees 51 minutes 54 seconds West with said northerly boundary line a distance of 139.20 feet to a 1/2 inch "MOAK SURV INC" capped steel rod found for the northwest corner of Lot 8 of said Block 7;

Thence South 00 degrees 08 minutes 06 seconds West with the westerly boundary line of said Lot 8 a distance of 10.00 feet to a 1/2 inch "MOAK SURV INC" capped steel rod found for the northeast corner of Lot 7 of said Block 7;

Thence North 89 degrees 51 minutes 54 seconds West with the northerly boundary line of said Lot 7 a distance of 40.80 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 08 minutes 02 seconds West a distance of 414.74 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 115.61 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of feet and whose chord bears North 60 degrees 45 minutes 20 seconds East at 88.68 feet;

Thence easterly with said curve along an arc length of 109.05 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 20.00 feet and whose chord bears South 73 degrees 18 minutes 54 seconds East at 11.39 feet;

Thence easterly with said curve along an arc length of 11.55 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 278.13 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 08 minutes 06 seconds East a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 120.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 08 minutes 06 seconds East a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 120.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 180.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 08 minutes 06 seconds East a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 60.00 feet to a 1/2 inch "MOAK SURV INC" capped steel rod found for the northwest corner of Lot 62 of said Block 7;

Thence South 00 degrees 08 minutes 06 seconds West with the westerly boundary line of said Lot 62 a distance of 115.00 feet to a 1/2 inch "MOAK SURV INC" capped steel rod found for the southwest corner thereof, said rod being in the northerly right-of-way line of Barley Drive;

Thence North 89 degrees 51 minutes 54 seconds West with said northerly right-of-way line a distance of 5.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 06 seconds East with said southerly right-of-way line a distance of 5.00 feet to a 1/2 inch "MOAK SURV INC" capped steel rod found for the northwest corner of Lot 15, Block 10 of said Twin Mills;

Thence South 89 degrees 51 minutes 54 seconds East with said southerly right-of-way line a distance of 5.00 feet to a 1/2 inch "MOAK SURV INC" capped steel rod found for the southwest corner of Lot 15, Block 10 of said Block 10;

Thence North 00 degrees 08 minutes 06 seconds West a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 89 degrees 51 minutes 54 seconds West a distance of 180.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 175.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly right-of-way line Rye Drive;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 50.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the southerly right-of-way line of Rye Drive;

Thence North 89 degrees 51 minutes 55 seconds West with said northerly right-of-way line a distance of 5.00 feet to the point of beginning and containing 8.1129 acres of land, more or less;

**SAVE AND EXCEPT THE FOLLOWING THREE (3) TRACTS OF LAND:**

**SAVE AND EXCEPT TRACT 1:** Being a tract of land out of Heirs of Benjamin Thomas Survey, Abstract No. 1497 and situated in the City of Fort Worth, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in July of 2016, said tract being a portion of the same tract of land described in the deed to Taurus Twin Mills Limited Partnership recorded as Document No. D204018471 in the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch "MOAK SURV INC" capped steel rod found for the southwest corner of Lot 16, Block 8, Twin Mills, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Cabinet A, Slide 10044 in the Plat Records of Tarrant County, Texas, said rod being in the northerly right-of-way line of Rye Drive; Thence North 89 degrees 51 minutes 54 seconds West a distance of 660.00 feet to the point of beginning of the tract described herein;

Thence North 89 degrees 51 minutes 54 seconds West a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 08 minutes 06 seconds East a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 89 degrees 51 minutes 54 seconds West a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 08 minutes 06 seconds East a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 115.00 feet to the point of beginning and containing 0.3168 acres of land, more or less;

**SAVE AND EXCEPT TRACT 2:** Being a tract of land out of Heirs of Benjamin Thomas Survey, Abstract No. 1497 and situated in the City of Fort Worth, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in July of 2016, said tract being a portion of the same tract of land described in the deed to Taurus Twin Mills Limited Partnership recorded as Document No. D204018471 in the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch "MOAK SURV INC" capped steel rod found for the southwest corner of Lot 16, Block 8, Twin Mills, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Cabinet A, Slide 10044 in the Plat Records of Tarrant County, Texas, said rod being in the northerly right-of-way line of Rye Drive; Thence North 89 degrees 51 minutes 54 seconds West a distance of 400.00 feet to the point of beginning of the tract described herein;

Thence North 89 degrees 51 minutes 54 seconds West a distance of 120.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 08 minutes 06 seconds East a distance of 230.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 115.00 feet to the point of beginning and containing 0.4752 acres of land, more or less;

**SAVE AND EXCEPT TRACT 3:** Being a tract of land out of Heirs of Benjamin Thomas Survey, Abstract No. 1497 and situated in the City of Fort Worth, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in July of 2016, said tract being a portion of the same tract of land described in the deed to Taurus Twin Mills Limited Partnership recorded as Document No. D204018471 in the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch "MOAK SURV INC" capped steel rod found for the southwest corner of Lot 16, Block 8, Twin Mills, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Cabinet A, Slide 10044 in the Plat Records of Tarrant County, Texas, said rod being in the northerly right-of-way line of Rye Drive; Thence North 89 degrees 51 minutes 54 seconds West a distance of 240.00 feet to the point of beginning of the tract described herein;

Thence North 89 degrees 51 minutes 54 seconds West a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 00 degrees 08 minutes 06 seconds East a distance of 115.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 51 minutes 54 seconds East a distance of 60.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 08 minutes 06 seconds West a distance of 115.00 feet to the point of beginning and containing 0.1584 acres of land, more or less;

**Leaving a net area of 7.1625 acres of land, more or less;**

**LOTS 26, 31, 40 THRU 45, 53, 56 THRU 57, AND 61, BLOCK 7, AND LOTS 1, 3 THRU 5, 7 THRU 10, 14, 20, 22 THRU 23, 26 THRU 27, AND 29 THRU 30, BLOCK 8, Twin Mills, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon.**

Executed this the 11<sup>th</sup> day of August 2016.

*Douglas Gilliland*  
Douglas Gilliland, Manager  
Taurus Twin Mills Limited Partnership

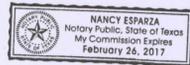
STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Douglas Gilliland, Manager of Taurus Twin Mills Limited Partnership, 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 and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 11<sup>th</sup> day of August 2016.

*Nancy Esparza*  
Notary Public in and for the State of Texas  
My commission expires: 2/26/2017



**DEVELOPMENT TABLE**

Total Acreage	-	7.1625 Acres
Total number of buildable lots	-	28
Smallest lot	-	6,900 SF
Total ROW Dedication	-	102,542 SF (2.35 Ac)
Density	-	3.9 lots per acre

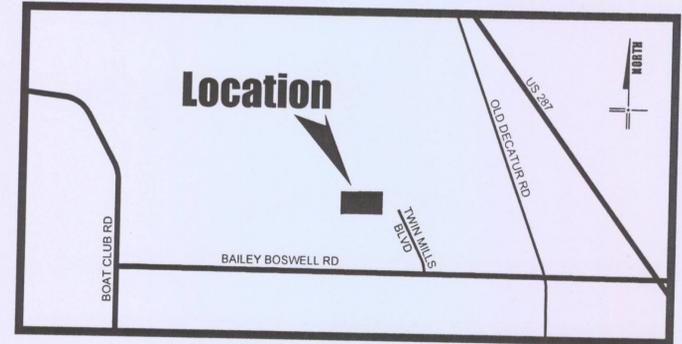
**FLOOD STATEMENT:** Based on scaling the surveyed lot shown hereon onto the FEMA Flood Insurance Rate Map No. 4849C0045K (Rev. 9-25-09), said lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

**MILLER**  
Surveying, Inc.  
Commercial • Residential • Municipal  
430 Mid Cities Blvd.  
Hurst, Texas 76054  
817-577-1052  
TlxSF No. 10100400  
MillerSurvey.net

**OWNER / APPLICANT**  
Taurus Twin Mills Limited Partnership  
9285 Huntington Square  
North Richland Hills, Texas 76082  
817-788-1000  
Contact: Douglas Gilliland

**ENGINEER**  
Welch Engineering, Inc.  
1308 Norwood Drive, Suite 200  
Bedford, Texas 76022  
817-589-2900  
Contact: Tim Welch

**PURPOSE STATEMENT:** The purpose of this correction plat is to correct the call-out in the title block and dedication of the plat of Twin Mills, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded as Document No. D216172475 of the Plat Records of Tarrant County Texas. The title block and dedication of said recorded plat erroneously included Lot 31, Block 8, however said plat did not include nor dedicate said lot. This plat removes the reference of said Lot 31, Block 8.



**NOTES PER CITY OF FORT WORTH:**

**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.

**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 to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

**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.

**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.

**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.

**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".

**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 two (2) feet 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 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 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.

**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.

**Building Construction Distance Limitation to an Oil or Gas Well Bore:** Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from an existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

**P.R.V required:** Private P.R.V's will be required; water pressure exceeds 80 P.S.I.

Correction Plat of  
LOTS 26, 31, 40 THRU 45, 53, 56 THRU 57, AND 61, BLOCK 7  
AND LOTS 1, 3 THRU 5, 7 THRU 10, 14, 20, 22 THRU 23, 26 THRU 27,  
AND 29 THRU 30, BLOCK 8

**TWIN MILLS**

An addition to the City of Fort Worth, Tarrant County, Texas  
Consisting of 28 lots and being 7.1625 acres of land out of the  
Heirs of Benjamin Thomas Survey, Abstract No. 1497  
Prepared in November 2013

City Case No. FP-13-081

Reference Preliminary Plat No. PP 003-043

Phase 1 Section 1-C-1

Job No. 13129 • Plot File 13129 1-C

This plat filed as Document No. D216185876 in the Plat Records of Tarrant County, Texas

08/15/16

2-120-217