

STANDARD PLAT NOTES

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.

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.

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.

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) feet above the 100-year flood elevation.

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, gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/cubhouses/clubhouses 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.

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.

Flood Plain/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 structures within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

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".

Covenants or Restrictions are Unaltered
This Plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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 issuance via a parkway permit.

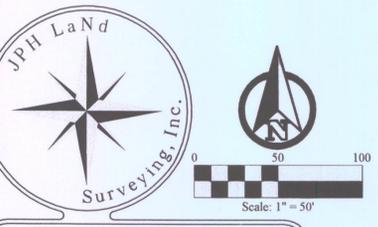
P.R.V.'s Required
Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

MONUMENTS / DATUMS / BEARING BASIS
CRS 1/2" rebar stamped "JPH Land Surveying" set
MNS 1/2" rebar stamped "JPH Land Surveying" set
Monuments are found if not marked MNS or CRS.
Coordinate values, if shown, are U.S. S.F.L./T.C.S., 83, NCZ.
Elevations, if shown, are NAVD83.
Bearings are based on grid north (T.C.S., 83, NCZ).

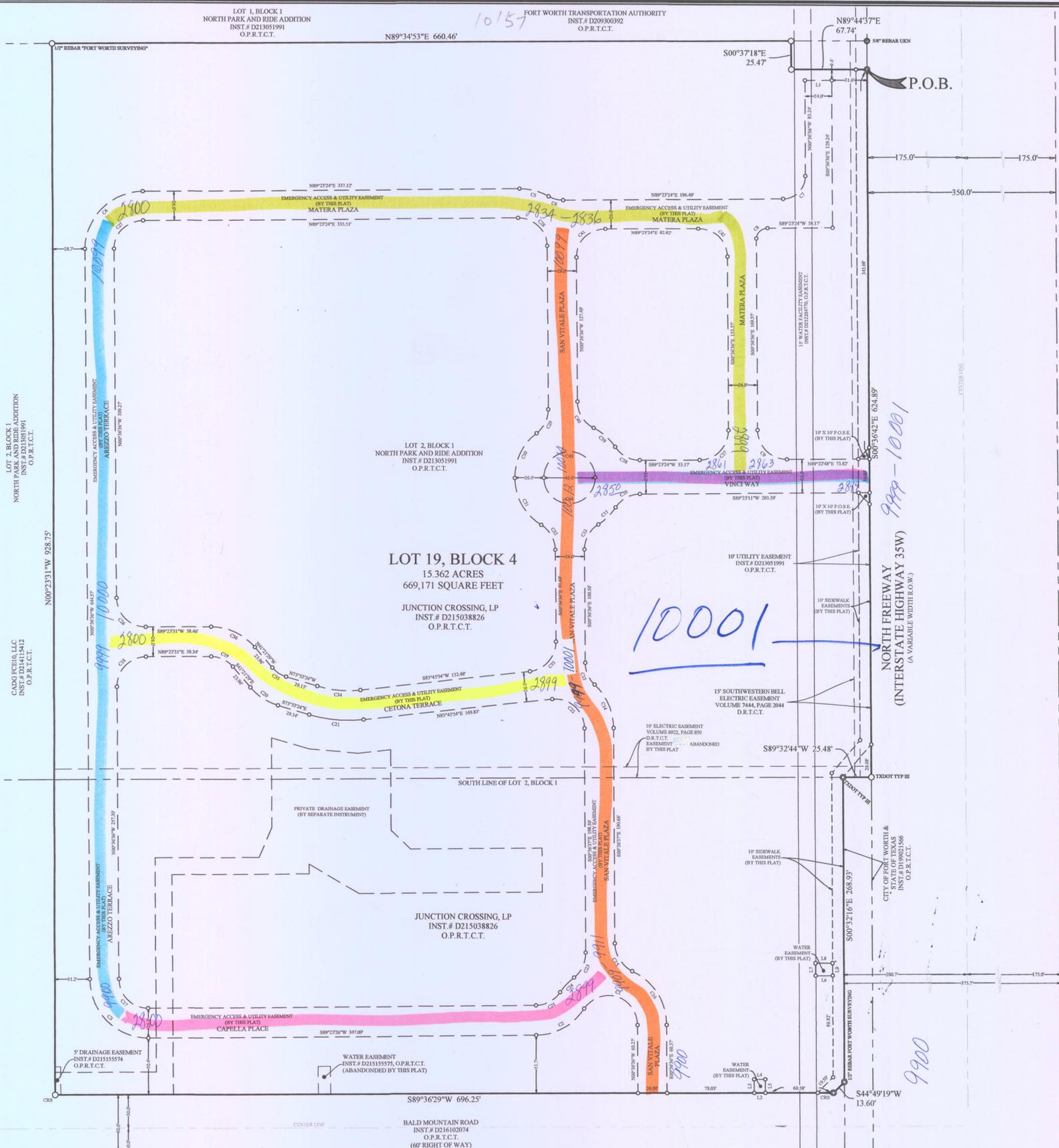
LEGEND OF ABBREVIATIONS
U.S.SyFl. United States Survey Feet
T.C.S., 83, NCZ Texas Coordinate System of 1983, North Central Zone
NAVD83 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
POB Point of Beginning
TXDOT Texas Department of Transportation Monument
TYPE III (Aluminum Cap 1/2" to 5/8" Rebar)
P.O.S.E. Public Open Space Easement

Owner
Junction Crossing, LP
2901 Bee Cave Road, Bldg. G
Austin, Texas 78746

Client
Cumulus Design
2080 North Highway 360, #240
Grand Prairie, Texas 75050



JPH Job No.
2015.050.005 135-Heritage Trace - Plat JPH dwg
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807 Bluebonnet Drive, Suite C Keller, Texas 76248
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPLS Firm #100195-00



Line Data Table			Curve Data Table				Curve Data Table				Curve Data Table				Curve Data Table				Curve Data Table																			
Line #	Distance	Bearing	Curve #	Arc	Radius	Delta	Chord Bearing	Chord	Curve #	Arc	Radius	Delta	Chord Bearing	Chord	Curve #	Arc	Radius	Delta	Chord Bearing	Chord	Curve #	Arc	Radius	Delta	Chord Bearing	Chord	Curve #	Arc	Radius	Delta	Chord Bearing	Chord						
L1	24.00	N89°23'24"E	C1	66.20	26.00	145°52'32"	N73°32'52"W	49.71'	C9	40.84	26.00	090°00'00"	S45°36'36"E	36.77'	C17	40.84	26.00	089°59'58"	N45°36'35"W	36.77'	C25	25.30	26.00	055°52'28"	S61°27'11"W	24.36'	C33	38.29	26.00	084°22'30"	S41°34'39"W	34.92'	C41	40.84	26.00	090°00'00"	N44°23'24"E	36.77'
L2	10.00	S89°43'59"W	C2	50.71	52.00	055°52'40"	S61°27'11"W	48.72'	C10	25.80	26.00	056°51'04"	S60°57'35"W	24.76'	C18	40.84	26.00	089°59'58"	N45°36'39"W	36.77'	C26	40.84	26.00	089°59'58"	N45°36'39"W	36.77'	C34	38.99	100.00	022°20'20"	N85°03'53"W	38.79'	C42	40.84	26.00	090°00'00"	S45°36'36"E	36.77'
L3	12.00	N00°36'36"W	C3	81.68	52.00	089°59'58"	N45°36'35"W	73.54'	C11	21.82	49.00	025°30'32"	S45°17'00"W	21.64'	C19	22.07	26.00	048°38'31"	S65°40'44"E	21.42'	C27	40.84	26.00	090°00'00"	N44°23'24"E	36.77'	C35	14.77	26.00	032°32'29"	N57°37'45"W	14.57'	C43	72.20	23.00	179°59'47"	N89°23'24"E	46.00'
L4	10.00	N89°43'59"E	C4	81.68	52.00	089°59'53"	N44°23'20"E	73.54'	C12	26.61	26.00	058°38'53"	S28°42'44"W	25.47'	C20	29.53	52.00	032°32'09"	S37°37'35"E	29.13'	C28	40.84	26.00	090°00'00"	S45°36'36"E	36.77'	C36	44.31	52.00	048°49'13"	N65°46'05"W	42.98'	C44	72.20	23.00	180°00'13"	S89°23'24"W	46.00'
L5	12.00	S00°36'36"E	C5	27.13	52.00	029°53'52"	S75°39'40"E	26.83'	C13	21.37	26.00	047°06'01"	S24°09'36"E	20.78'	C21	49.13	52.00	022°20'20"	S85°03'53"E	48.82'	C29	24.35	26.00	053°39'19"	S26°13'04"W	23.47'	C37	40.84	26.00	090°00'00"	S44°23'24"W	36.77'						
L6	15.28	S89°23'24"W	C6	13.57	26.00	029°53'57"	S75°39'43"E	13.41'	C14	42.75	52.00	047°06'01"	S24°09'36"E	41.55'	C22	43.42	26.00	093°41'29"	S48°23'21"E	38.59'	C30	45.89	49.00	053°39'13"	S26°13'07"W	44.23'	C38	25.80	26.00	056°51'41"	N62°10'46"W	24.76'						
L7	10.00	N00°32'36"W	C7	31.42	20.00	090°00'02"	N44°23'23"E	28.28'	C15	29.77	26.00	065°35'47"	S33°24'30"E	28.17'	C23	24.54	26.00	054°04'04"	S26°22'55"W	23.63'	C31	50.19	49.00	058°41'24"	S29°57'12"E	48.03'	C39	25.90	49.00	030°17'12"	N48°53'31"W	25.60'						
L8	15.28	N89°23'24"E	C8	15.71	10.00	090°00'00"	S44°23'24"W	14.14'	C16	59.53	52.00	065°35'49"	S33°24'29"E	56.33'	C24	18.10	52.00	019°50'38"	S43°29'36"W	18.01'	C32	26.63	26.00	058°41'18"	S29°57'15"E	25.48'	C40	28.78	26.00	063°26'12"	N32°19'27"W	27.33'						
L9	10.00	S00°32'36"E																																				

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Junction Crossing, LP is the owner of that certain tract situated in the W. McCowan Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas, said tract being all of the tract described in the deed to Junction Crossing, LP recorded under Instrument Number D215038826 of the Official Public Records of Tarrant County, Texas; the subject tract being more particularly described as follows:

Beginning at a 1/2 inch capped rebar stamped "Fort Worth Surveying" found at the most easterly northeast corner of the tract described in the deed to Junction Crossing, LP recorded under Instrument Number D215038826 of the Official Public Records of Tarrant County, Texas, said northeast corner called by said Junction Crossing, LP deed to be on the west right of way of Interstate Highway 35W;

THENCE SOUTH 00 degrees 36 minutes 42 seconds EAST, with the east line of the Junction Crossing, LP tract, called to be the west right of way of Interstate Highway 35W, a distance of 624.89 feet to a type III Texas Department of Transportation monument found at the northeast corner of the tract described in the deed to the City of Fort Worth & the State of Texas recorded under Instrument Number D199021566 of the Official Public Records of Tarrant County, Texas;

THENCE SOUTH 89 degrees 32 minutes 44 seconds WEST, with the north line of the said City of Fort Worth & State of Texas tract, a distance of 25.48 feet to a type III Texas Department of Transportation monument found at the northwest corner of the City of Fort Worth & State of Texas tract;

THENCE SOUTH 00 degrees 32 minutes 16 seconds EAST, continuing with the City of Fort Worth & State of Texas tract, a distance of 268.93 feet to a 1/2 inch capped rebar stamped "Fort Worth Surveying" found at the southeast corner of the said Junction Crossing, LP tract, from which a type III Texas Department of Transportation monument found at a corner of the City of Fort Worth & State of Texas tract bears SOUTH 00 degrees 32 minutes 16 seconds EAST a distance of 577.06 feet;

THENCE SOUTH 44 minutes 49 minutes 19 seconds WEST, with the perimeter of the Junction Crossing, LP tract, a distance of 13.60 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the most southerly southeast corner of the Junction Crossing, LP tract;

THENCE SOUTH 89 degrees 36 minutes 29 second WEST, with the south line of the Junction Crossing, LP tract, a distance of 696.25 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest corner of the Junction Crossing, LP tract;

THENCE NORTH 00 degrees 23 minutes 31 seconds WEST, with the west line of the Junction Crossing, LP tract, a distance of 928.75 to a 1/2 inch capped rebar stamped "Fort Worth Surveying" found at the northwest corner of the Junction Crossing, LP tract;

THENCE NORTH 89 degrees 34 minutes 53 seconds EAST, with the north line of the Junction Crossing, LP tract, a distance of 660.46 feet to an "X" cut in concrete found at a salient corner of the Junction Crossing, LP tract;

THENCE SOUTH 00 degrees 37 minutes 18 seconds EAST, continuing with the perimeter of the Junction Crossing, LP tract, a distance of 25.47 feet to a 1/2 inch capped rebar stamped "Fort Worth Surveying" found at a reentrant corner of the Junction Crossing, LP tract;

THENCE NORTH 89 degrees 44 minutes 37 seconds EAST, continuing with the perimeter of the Junction Crossing, LP tract, a distance of 67.74 feet returning to the Point of Beginning and enclosing 15.362 acres.

SURVEYOR'S CERTIFICATION

I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
Email: jewel@jphls.com
September 21, 2016



SURVEYOR'S NOTES

- The subject property surveyed hereon, lies within OTHER AREAS - Zone X (Unshaded) - areas determined to be outside the 0.2% annual chance floodplain, as shown on the National Flood Insurance Program's, Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0065K, Revised Date: September 25, 2009 as published by the Federal Emergency Management Agency (FEMA).
- This survey was performed with the benefit of a commitment for title insurance provided by Chicago Title Insurance Company, Commitment Number 8021431500690, GF Number CTBW43-8021431500690, effective October 28, 2015 and issued November 9, 2015.
- Easements shown within the bounds of this plat without recording information are hereby dedicated by this plat.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JUNCTION CROSSING, LP, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described property as **TEHAMA BLUFFS ADDITION, Lot 19, Block 4** an addition in the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

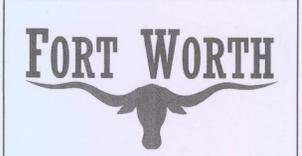
By: *Kames* 9/21/16 *Kimberly Ames*
JUNCTION CROSSING, LP Date *Manoel* Print Name/Title

STATE OF TEXAS §
COUNTY OF *Collin* §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared *Kimberly Ames* of JUNCTION CROSSING, LP, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *21st* DAY OF *September*, 2016.

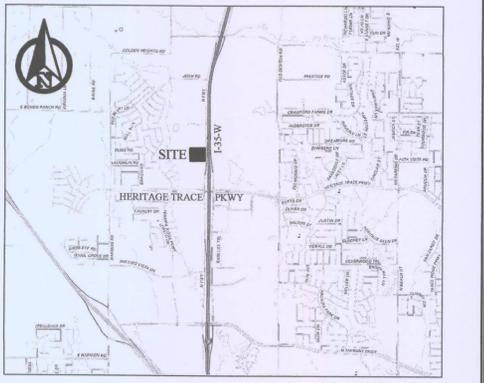
Kim Dozier
Notary Public, State of Texas
My Commission Expires *May 29, 2019*



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: *Sept. 23, 2016*
By: *Amal B. Borah* (Chairman)
By: *Mary Elliott* (Secretary)

Vicinity Map
Not to Scale



Case No. PP-14-013
Case No. FP-15-083

Final Plat
TEHAMA BLUFFS ADDITION
LOT 19, BLOCK 4
15.362 ACRES
669,171 SQUARE FEET
BEING A PORTION OF
Lot 2, Block 1

North Park And Ride Addition
INSTRUMENT NO. D213051991, O.P.R.T.C.T.
AND OTHER LAND SITUATED IN THE
WILLIAM McCOWAN SURVEY
ABSTRACT NO. 999
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Instrument Number *D216232886* Date *10/4/16*
Sheet One of One