

**UTILITY EASEMENTS**  
Any public franchised 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; any they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, 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 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.

**SITE DRAINAGE STUDY**  
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director 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.

**FLOOD-PLAIN RESTRICTIONS**  
No construction shall be allowed within the flood plain easement without the written approval of the Director of Transportation and Public Works. In order to secure approval, satisfactory engineering studies and/or detailed engineering improvement plans shall be prepared and submitted to the party(ies) wishing to construct within the flood-plain. Where construction is permitted, assuming ultimate development conditions, all finished floor elevations shall be a minimum of two feet above the 100-year flood-plain water elevation, or one foot above the 100-year floodway water surface elevation.

**PRIVATE COMMON AREA AND FACILITIES**  
The City of Fort Worth shall not be held responsible to the construction or operation of any lots containing private common areas or facilities identified as such on this plat. Said lots and facilities shall include, but are not limited to: private streets, emergency access easements, and gated private entrances; recreation, landscape and open space areas; water and wastewater distribution, collection and treatment facilities; and club house, recreation buildings and outdoor 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.

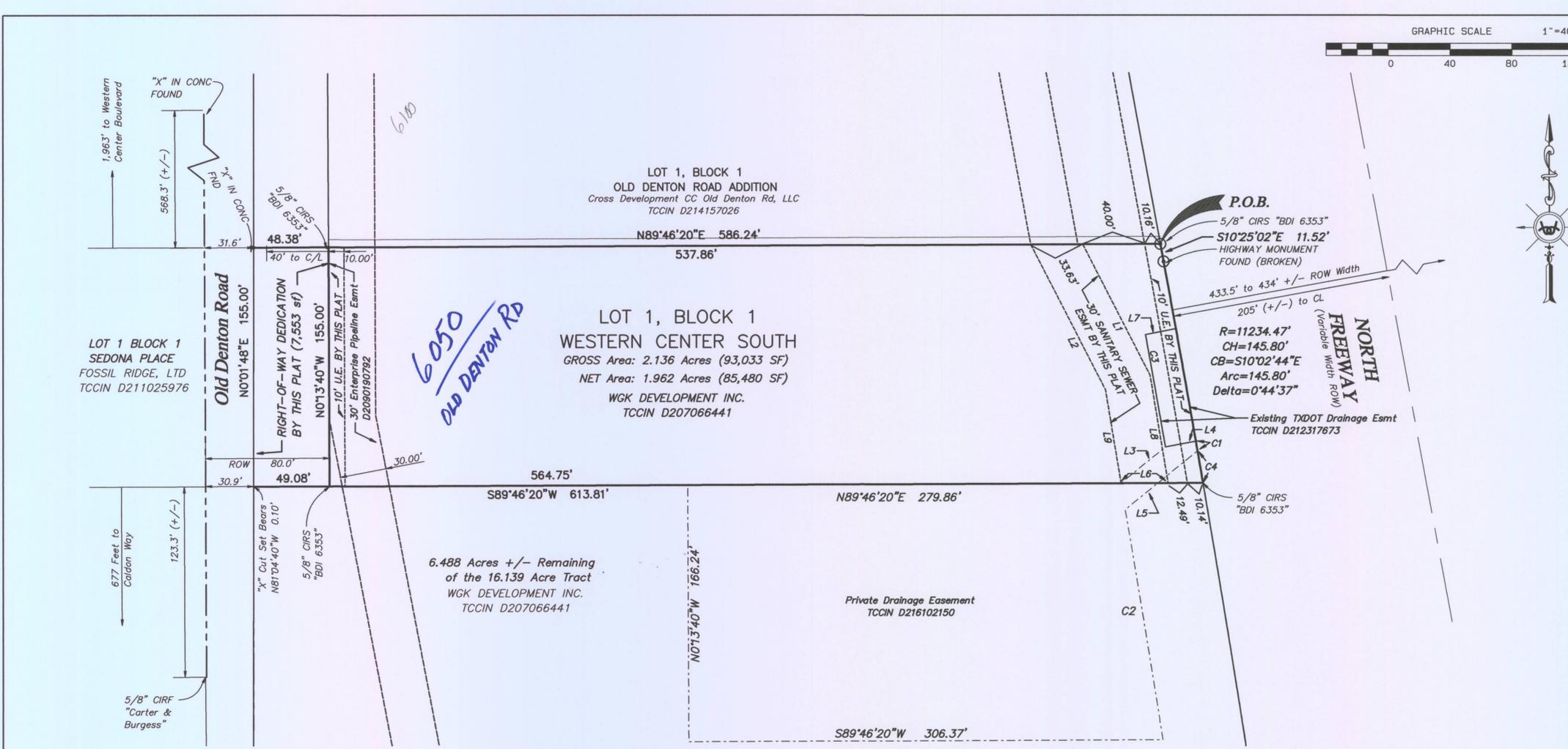
**MAINTENANCE: FLOOD-PLAIN/DRAINAGE WAY**  
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth shall 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 the 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 flood-plain easement line as shown on the plat.

**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.

**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 platted water, sanitary sewer, drainage, gas, electric, cable, or other utility easement of any type.

**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.

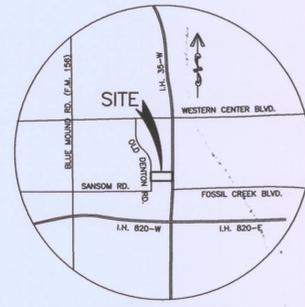


**LINE TABLE**

L1	S27°05'10"E	95.36 ft
L2	N27°05'10"W	106.02 ft
L3	N51°00'55"E	37.28 ft
L4	N78°59'53"E	19.97 ft
L5	S51°00'55"E	60.19 ft
L6	S89°46'20"W	30.39 ft
L7	N79°01'42"E	20.00 ft
L8	S09°26'38"E	70.84 ft
L9	N09°26'38"W	61.31 ft

**CURVE TABLE**

C1	R=11234.47ft	CB=S09°47'51"E	CH= 6.45ft	A=6.45ft	Delta=0°01'58"
C2	R=11181.97ft	CB= S09°14'36"E	CH=151.14ft	A=151.14ft	Delta=0°46'28"
C3	R=11214.47ft	CB=N10°00'01"W	CH=74.00ft	A=74.00ft	Delta=0°22'41"
C4	R=11234.47ft	CB=N09°43'39"W	CH=21.00ft	A=21.00ft	Delta=00°06'26"



**GENERAL NOTES:**  
1. Building setback lines to be established per requirements of City of Fort Worth zoning ordinance.  
2. The basis of bearing is the South line of Lot 1, Block 1, Old Denton Road Addition and the corners found along that line as shown on this survey and on the Plat recorded in TCCIN D214167763.  
3. Easements and other instruments shown with recording information are not created by this plat. All recording information on this plat is per Tarrant County deed and plat records.  
4. Easements shown that are located outside the boundary of Lot 1, Block 1, Western Center South are for reference only and are not created by this instrument. Where filing information is not provided, it may be the case that such easements are anticipated to be created by separate instrument but have not yet been filed of record.

This lot is not within a 100-year flood plain or a depicted flood zone area for the current FIRM Map dated Sept. 25, 2009, Panel# 48439C0180K.

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

Private pressure reducing valve is required. Water pressure exceeds 80 PSI.

Direct access to the IH-35W frontage road is restricted to those locations that have been reviewed and approved by TXDOT.

**LEGEND**  
U.E. = UTILITY EASEMENT  
CIRS = CAPPED IRON ROD SET  
CIRF = CAPPED IRON ROD FOUND  
P.O.B. = POINT OF BEGINNING  
TCCIN = TARRANT COUNTY CLERK'S INSTRUMENT NUMBER

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

PLAT APPROVED DATE: July 22, 2016  
BY: *Amalot R. Boren*  
CHAIRMAN

BY: *Mary Elliott*  
SECRETARY

DATE PLAT FILED: 07/22/2016  
INSTRUMENT NO: D216164364  
PLAT RECORDS, TARRANT COUNTY, TEXAS

CASE NO. FP-015-107

**FP15-107**

FINAL PLAT OF  
LOT 1, BLOCK 1  
WESTERN CENTER SOUTH  
Being a 2.136 acre portion of the remainder of a  
16.139 acre tract described in a deed to WGK  
Development, Inc. recorded in Tarrant County  
Clerk's Instrument No. D207066441.

**A. Smith Survey, Abstract 1419**  
City of Fort Worth  
Tarrant County, Texas  
JUN 2016 1 LOT 1.962 ACRES



This is to certify that I, Noah Boydston, 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.

*Noah C. Boydston*  
Noah Boydston  
R. P. L. S. 6353  
Date: July 18, 2016

Surveyed on the ground August 17, 2015.

**BOYDSTON DESIGNS, INC.**  
222 W. Exchange Ave., Suite 107  
Fort Worth, TX 76164  
Voice: 817 626-7878 Fax: 817 626-7879  
Civil Engineering-Surveying-Land Planning  
E. Reg.# F-11307 • S. Reg.#10193818

**OWNER:**  
WGK DEVELOPMENT INC.  
Attn: Craig Kinney  
8525 Ferndale, Suite 204  
Dallas, TX 75238  
Voice: (214) 553-0000

**Developer:**  
EAGLEWOOD GROUP, LLC  
Attn: Daud Ashal  
4704 Patterson Lane  
Colleyville, TX 76034  
Voice: (882) 554-2258

**Surveyor:**  
BOYDSTON DESIGNS INC.  
Attn: Noah Boydston  
222 W. EXCHANGE AVE. #105  
FORT WORTH, TX 76164  
Voice: (817) 626-7878

City of Fort Worth  
Related Case Numbers:  
PP-015-040  
ZC-015-070  
Mapsco 49B & 49C  
TAD 2054-432