STATE OF TEXAS
COUNTY OF TARRANT
PLAT AND DEDICATION

WHEREAS, THE CITY OF FORT WORTH, IS THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE L. WARWICK SURVEY, ABSTRACT NO. 1663, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 6R-8R AND LOTS 11R-15R, BLOCK 51, SOUTH HEMPHILL HEIGHTS ADDITION, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 388-155, PAGE 14 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, THE SAME TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED FROM ARTURO AND GLORIA TORRES TO THE CITY OF FORT WORTH, DATED APRIL 8, 2013, RECORDED UNDER INSTRUMENT NO. D213132425 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, ALL OF LOT 9RA, BLOCK 51, SOUTH HEMPHILL HEIGHTS ADDITION, ACCORDING TO THE PLAT RECORDED UNDER CABINET B, SLIDE 2010 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED FROM DEL MAR FURNITURE & FOODS, INC. TO THE CITY OF FORT WORTH, DATED APRIL 8, 2013, RECORDED UNDER INSTRUMENT NO. D213201266 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 3.82 ACRES IN THE CORRECTION SURFACE GIFT DEED FROM XTO ENERGY, INC. TO THE CITY OF FORT WORTH, DATED SEPTEMBER 11, 2014, RECORDED UNDER INSTRUMENT NO. D214202903 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND A PORTION OF JENNINGS AVENUE VACATED ON JUNE 14, 2016 UNDER ORDINANCE NO. 22257-06-2016, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD FOUND CAPPED "CITY OF FT WORTH SURVEY DIVISION" LYING ON THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BIDDISON STREET, A 65' RIGHT-OF-WAY DESCRIBED AS 0.9112 ACRES IN THE DEED RECORDED UNDER VOLUME 3929, PAGE 334 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS WITH THE EASTERLY RIGHT-OF-WAY LINE OF HEMPHILL STREET, A 80' RIGHT-OF-WAY ACCORDING TO THE PLAT RECORDED UNDER VOLUME 106, PAGE 133 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID 3.82 ACRE TRACT;

THENCE NORTH (DIRECTIONAL CONTROL LINE) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET, AT 56.32 FEET PASSING A 1/2" IRON ROD FOUND (CONTROL MONUMENT) FOR THE NORTHWEST CORNER OF SAID 3.82 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID LOT 9-RA, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STREET, IN ALL 326.65 FEET TO A 1/2" IRON ROD FOUND IN CONCRETE (CONTROL MONUMENT) FOR THE NORTHWEST CORNER OF SAID LOT 6R AND SAID TRACT DEEDED TO THE CITY OF FORT WORTH UNDER INSTRUMENT NO. D213132425 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF LOT 5R, BLOCK 51, OF SAID SOUTH HEMPHILL HEIGHTS ADDITION, THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED FROM MARK ALAN LUCE, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF WILL J.F. LUCE AND STACIA H. LUCE TO SOUTHSIDE LAND & LOAN INC., DATED NOVEMBER 29, 2007, RECORDED UNDER INSTRUMENT NO. D207426499 OF THE OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS, SAID CORNER BEARS SOUTH 250.19 FEET FROM A 1/2" IRON ROD FOUND (CONTROL MONUMENT) LYING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF W. BEWICK STREET, A 60' RIGHT-OF-WAY PLATTED AS LEE STREET UNDER VOLUME 106, PAGE 132 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF LOT 1R, BLOCK 51 OF SAID ADDITION;

THENCE SOUTH 89 DEGREES 56 MINUTES 17 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID LOT 5R AND 6R AND THE COMMON LINE BETWEEN SAID CITY OF FORT WORTH AND SAID SOUTHSIDE LAND & LOAN INC., AT 149.90 FEET PASSING A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 6R, THE SOUTHEAST CORNER OF SAID LOT 5R, AT 319.97 FEET PASSING A 1/2" IRON ROD FOUND (CONTROL MONUMENT) LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF JENNINGS AVENUE, 80' RIGHT-OF-WAY ACCORDING TO VOLUME 106, PAGE 132, BEING THE NORTHEAST CORNER OF SAID LOT 15R, THE SOUTHEAST CORNER OF LOT 16R, BLOCK 51 OF SAID ADDITION AND THAT CERTAIN TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED FROM CAROL PATTON STRICKLAND AND BOBBY RAY PATTON TO MIKE NELSON, DATED MAY 23, 2005, RECORDED UNDER INSTRUMENT NO. D205178090 OF THE OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS, CONTINUING IN ALL 399.97 FEET TO A 60D NAIL FOUND LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID JENNINGS NOT BE, BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK 51 OF SAID ADDITION, THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN FROM SARA RUTH DANIELS, JERRY CLAUDE DANIELS AND WILLIAM LARRY DANIELS, DATED OCTOBER 23, 1990, RECORDED UNDER VOLUME 10094, PAGE 242 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID JENNINGS AVENUE, 25.71 FEET TO A 5/8" IRON ROD FOUND CAPPED "CITY OF FT WORTH SURVEY DIVISION" LYING ON THE SOUTHERLY LINE OF SAID ADDITION, THE NORTHWESTERLY LINE OF SAID 3.82 ACRE TRACT, A NON-TANGENT CURVE HAVING A RADIUS OF 705.18 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID JENNINGS AVENUE THROUGH A CENTRAL ANGLE OF 01 DEGREE 30 MINUTES 53 SECONDS AN ARC LENGTH OF 18.54 FEET, THE CHORD OF WHICH BEARS SOUTH 39 DEGREES 56 MINUTES 50 SECONDS WEST 18.54 FEET TO A 5/8" IRON ROD FOUND CAPPED "CITY OF FT WORTH SURVEY DIVISION" LYING ON THE OCCUPIED EASTERLY LINE OF SAID JENNINGS AVENUE, BEING A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 53 MINUTES 06 SECONDS AN ARC LENGTH OF 82.19 FEET, THE CHORD OF WHICH BEARS SOUTH 08 DEGREES 12 MINUTES 03 SECONDS WEST 82.11 FEET TO AN "X" CUT SET IN CONCRETE AT THE END OF SAID CURVE;

THENCE SOUTH 12 DEGREES 38 MINUTES 36 SECONDS WEST ALONG THE OCCUPIED EASTERLY LINE OF SAID JENNINGS AVENUE, 29.18 FEET TO AN "X" CUT SET IN CONCRETE AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 38 MINUTES 34 SECONDS AN ARC LENGTH OF 103.71 FEET, THE CHORD OF WHICH BEARS SOUTH 06 DEGREES 19 MINUTES 18 SECONDS WEST 103.50 FEET TO A 5/8" IRON ROD SET CAPPED "CITY OF FT WORTH SURVEY DIVISION" AT THE END OF SAID CURVE;

THENCE SOUTH ALONG THE OCCUPIED EASTERLY LINE OF SAID JENNINGS AVENUE, 73.99 FEET TO A 5/8" IRON ROD FOUND CAPPED "CITY OF FT WORTH SURVEY DIVISION" LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BIDDISON STREET, THE SOUTHERLY LINE OF SAID 3.82 ACRE TRACT, SAID CORNER BEARS NORTH 89 DEGREES 56 MINUTES 17 SECONDS WEST 253.00 FEET FROM A 5/8" IRON ROD FOUND CAPPED "CITY OF FT WORTH SURVEY DIVISION" LYING ON THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD AS DESCRIBED UNDER VOLUME 1316, PAGE 100 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID 3.82 ACRE TRACT;

THENCE NORTH 89 DEGREES 56 MINUTES 17 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BIDDISON STREET, AT 80.00 FEET PASSING A 5/8" IRON ROD FOUND CAPPED "CITY OF FT WORTH SURVEY DIVISION" LYING ON THE OCCUPIED WESTERLY LINE OF SAID JENNINGS AVENUE, CONTINUING IN ALL 358.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.79 ACRES.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT THE CITY OF FORT WORTH DOES HEREBY ADOPT THIS PLAT OF THE ABOVE DESCRIBED PROPERTY TO BE KNOWN AS LOT 6RA AND 7RA, BLOCK 51, SOUTH HEMPHILL HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN THEREON FOREVER.
WITNESS MY HAND IN TARRANT COUNTY, TEXAS, THIS ____ DAY OF _____, 2016.

ASSISTANT CITY MANAGER

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARED SUSAN ALANIS, KNOWN TO ME TO BE THIS PERSON AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN MY HAND AND SEAL OF OFFICE ON THIS 24 DAY OF June, 2016.

NOTARY PUBLIC — MY COMMISSION EXPIRES Feb 2, 2018

LINDA M. HIRRLINGER
Notary Public, State of Texas
Comm. Expires 02-02-2018
Notary ID 12414474-6

APPROVED AS TO LEGALITY AND FORM

ASSISTANT CITY ATTORNEY

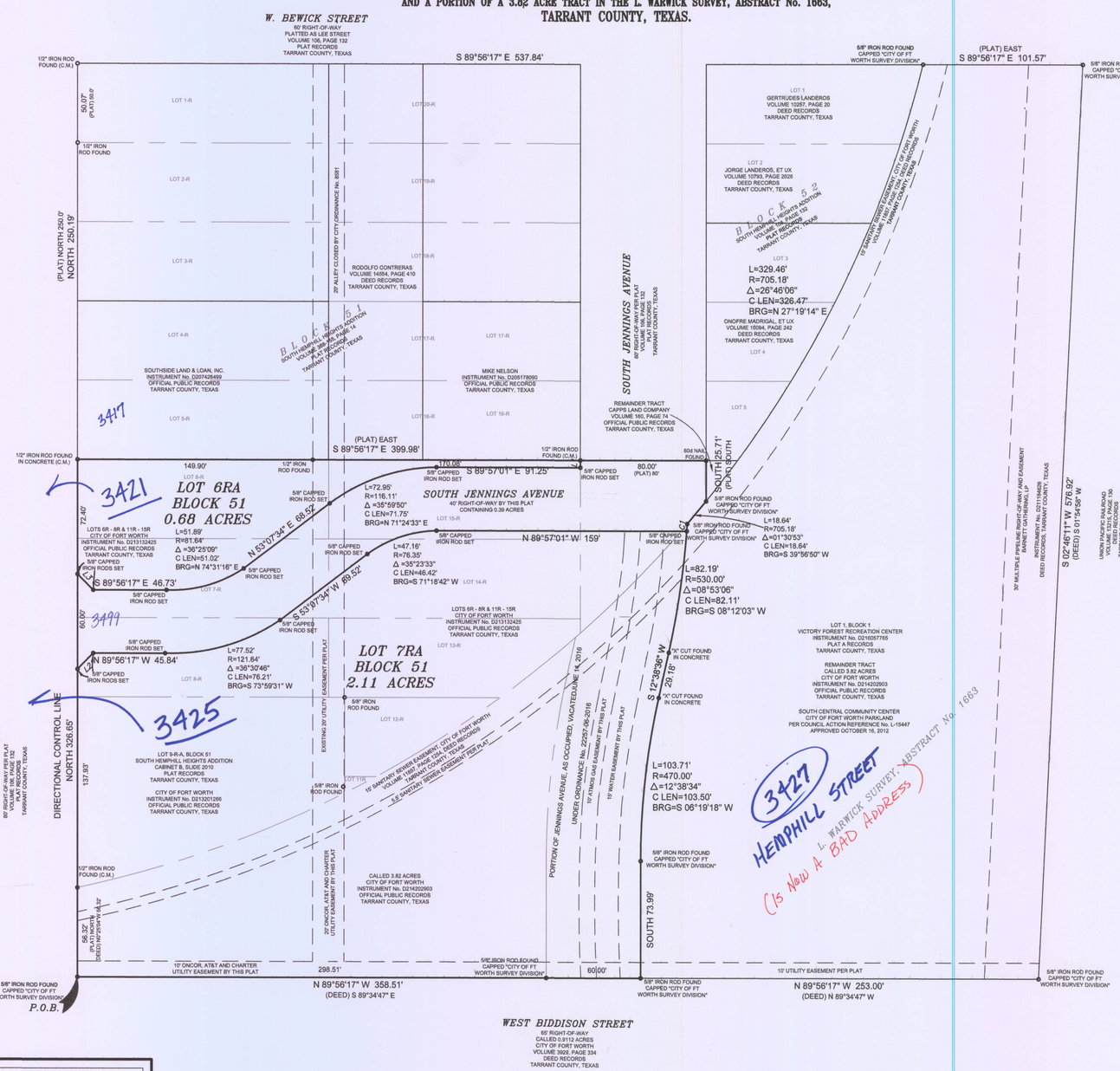
SURVEYOR'S CERTIFICATE:
THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 17 THROUGH 26, 2013, FEBRUARY 25, 2016 AND JANUARY 22, 2016 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CRYSTAL D. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 6157, STATE OF TEXAS

STATE OF TEXAS REGISTERED CRYSTAL D. HARRIS 6157 PROFESSIONAL LAND SURVEYOR — 6/20/16

FORT WORTH
City of Fort Worth, 1000 Throckmorton St., Ft. Worth, TX 76102
Firm No. 10161300
Transportation & Public Works Dept.
Surveying Services
DATE 3/12/16; Rev Jennings 4/18/16; Remove UE Note 4/18/16 Add Vac Ord & Plat Comments 6/16/16
DRAWN BY CDH FILE NO. 701514B01

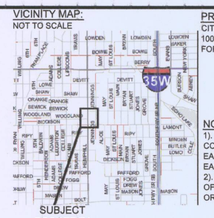
FINAL PLAT SHOWING
LOT 6RA & 7RA, BLOCK 51, SOUTH HEMPHILL HEIGHTS ADDITION,
BEING ALL OF LOTS 6R-8R AND LOTS 11R-15R, BLOCK 51, SOUTH HEMPHILL HEIGHTS ADDITION, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 388-155, PAGE 14 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, ALL OF LOT 9RA, BLOCK 51, SOUTH HEMPHILL HEIGHTS ADDITION, ACCORDING TO THE PLAT RECORDED UNDER CABINET B, SLIDE 2010 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND A PORTION OF A 3.82 ACRE TRACT IN THE L. WARWICK SURVEY, ABSTRACT No. 1663, TARRANT COUNTY, TEXAS.



LINE	BEARING	DISTANCE
L1	N 00°03'22" W	4.58'
L2	S 45°02'47" W	14.14'
L3	S 44°58'09" E	14.15'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.56'	530'	0°29'35"	S 04°00'17" W	4.56'

VICINITY MAP:
NOT TO SCALE



PROPERTY OWNER:
CITY OF FORT WORTH
1000 THROCKMORTON
FORT WORTH, TEXAS 76102

0 40 80 120
SCALE: 1" = 40'

LEGEND
..... PROPERTY LINE
..... EASEMENT LINE
..... LOT LINE
(C.M.) ..... CONTROL MONUMENT

NOTES:
1). THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT FOR TITLE INSURANCE WHICH MAY REVEAL EASEMENTS OF RECORD THE SURVEYOR IS UNAWARE OF. NO EASEMENT RESEARCH WAS DONE BY THIS SURVEYOR.
2). THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF FORT WORTH ACCORDING TO THE 1951 CHARTER RECORDED AS ORDINANCE 2870.

TRANSPORTATION IMPACT FEE: 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.

BUILDING PERMITS: NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL APPROPRIATE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS AND PAVING IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

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 BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT.(2 FEET) ABOVE THE 100-YEAR FLOOD PLAIN WATER ELEVATION, OR 1 FT.(1 FOOT) ABOVE THE 100-YEAR FLOOD WAY WATER SURFACE ELEVATION.

FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON MAP PANEL No. 48439C0305K, MAP REVISED SEPTEMBER 25, 2009. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE SUBJECT PROPERTY AND/OR STRUCTURES LOCATED IN ZONE 'X' WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR AND/OR SURVEY COMPANY.

MAINTENANCE: FLOODPLAIN/DRAINAGE: 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 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 THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

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.

SIDEWALKS: SIDEWALKS ARE REQUIRED ON BOTH SIDES OF DEDICATED STREETS, IN CONFORMANCE WITH CURRENT CITY POLICY.

SITE DRAINAGE: 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 IMPROVEMENT. 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.

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 IF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF THE SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE CONNECTION DATE A BUILDING PERMIT IS ISSUED OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED: THIS REPLAT 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.

CFA: COMMUNITY FACILITIES AGREEMENT REQUIRED FOR STREETS (TO INCLUDE BORDER STREETS, ALLEYS AND ACCESS EASEMENTS), LIGHTS, SIGNS, SIDEWALKS AND DRAINAGE IMPROVEMENTS.

PRIVATE MAINTENANCE: THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH..

FP16-039

FORT WORTH FIRE DEPARTMENT — JAM 06-30-16

CASE NO. FP-16-039
REF. CASE NO. PP-16-006

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 APPROVED DATE: July 7, 2016
BY: Donald R. Boren CHAIRMAN
BY: Mary Elliott SECRETARY

FILED FOR RECORD UNDER DOCUMENT NO. D216146741 DATE: 07/01/2016

THE STATE OF TEXAS

COUNTY OF TARRANT

Before me the undersigned authority on this day personally appeared Jesus Chapa, known to me to be the person whose name is subscribed below, being by me duly sworn, on his oath, stated the following:

1. My name is Jesus Chapa.

2. I am an Assistant City Manager for the City of Fort Worth.

3. I hereby attest and affirm that the City of Fort Worth purchased through a voluntary sale or condemnation, real property located in Tarrant County, Texas.

4. The City of Fort Worth is a political subdivision of the State of Texas, Tarrant County, Texas and a taxing entity. Accordingly, under the Texas Property Code 12.002(e) (2), the City of Fort Worth is not required to attach an original tax certificate with the plat which is being recorded in the Office of the County Clerk, of Tarrant County, Texas.

FURTHER, AFFIANT SAYETH NOT.

Jesus Chapa
Assistant City Manager

SUBSCRIBED AND SWORN TO before me this 28 day of June, 2016, to certify which witness my hand and seal of office.

Linda M. Hirrlinger
Notary Public-State of Texas

LINDA M. HIRRLINGER
Notary Public, State of Texas
Comm. Expires 02-02-2018
Notary ID 12414474-6

0304