

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: *[Signature]*  
DATE: 8.1.18



PROPERTY OWNER:  
FW WINGATE PARTNERS, LTD.  
2705 WINGATE STREET  
FORT WORTH, TEXAS 76107

SURVEYOR:  
FULTON SURVEYING, INC. 115 ST.  
LOUIS AVENUE FORT WORTH, TEXAS  
76104 817-335-3625 OFFICE  
FULTONSURVEYING@SBCGLOBAL.NET

NOTES:  
TOTAL AREA: 1.361 ACRES

△ DENOTES MONUMENTS USED FOR BASIS OF BEARING.  
BASIS OF BEARING IS THE PLAT RECORDED IN  
VOLUME 388-B, PAGE 181.

**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 IMPROVEMENTS 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, MAINTENANCE, 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 RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

**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.

**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.

**PARKWAY PERMIT NOTE**  
PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.

**MAINTENANCE NOTE**  
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE 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.

**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".

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48439C019L EFFECTIVE DATE: 3-21-19, THIS PROPERTY LIES IN ZONE AE AND LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA.

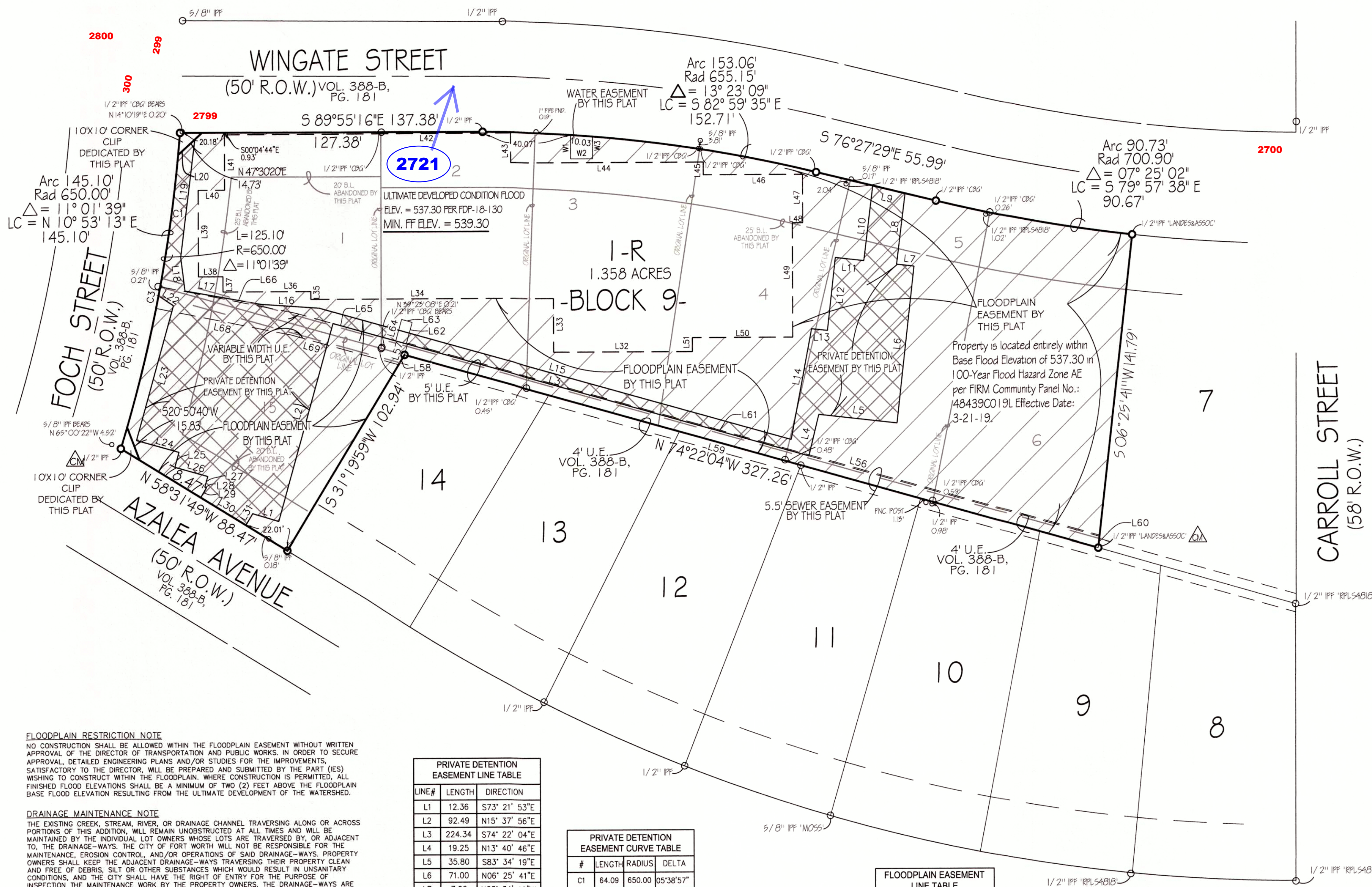
**TRANSPORTATION IMPACT FEES**  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF 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.

**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.

**P.R.V. NOTE**  
PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

GROSS AREA: 59,273.27 SF (1.36 Ac)  
CORNER CLIP FOCH WINGATE: 49.82 SF  
CORNER CLIP FOCH AZALEA: 48.38 SF  
PRIVATE DETENTION EASEMENT: 11,382.25 SF  
FLOODPLAIN EASEMENT: 39,137.10 SF

30 0 30 60 90  
GRAPHIC SCALE - FEET  
SCALE: 1" = 30'



PRIVATE DETENTION EASEMENT LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	12.36	S73° 21' 53"E
L2	92.49	N15° 37' 56"E
L3	224.34	S74° 22' 04"E
L4	19.25	N13° 40' 46"E
L5	35.80	S83° 34' 19"E
L6	71.00	N06° 25' 41"E
L7	7.96	N83° 34' 19"W
L8	32.18	N07° 07' 04"E
L9	15.09	N76° 27' 21"W
L10	34.05	S07° 07' 04"W
L11	13.03	N83° 34' 19"W
L12	33.00	S06° 25' 41"W
L13	7.27	N83° 34' 19"W
L14	50.74	S10° 42' 29"W
L15	222.52	N74° 22' 04"W
L16	26.46	N86° 02' 23"W
L17	35.01	N79° 53' 23"W
L18	15.29	N07° 02' 51"W
L19	53.46	N07° 03' 02"E
L20	10.28	S47° 30' 20"W
L22	8.10	S56° 24' 47"E
L23	62.99	S15° 37' 57"W
L24	20.00	S74° 22' 04"E
L25	7.00	S15° 37' 56"W
L26	15.50	S74° 22' 19"E
L27	5.00	S15° 37' 56"W
L28	0.77	S74° 20' 40"E
L29	5.21	S30° 06' 08"W
L30	24.00	S58° 31' 49"E
L31	6.02	N30° 50' 56"E

PRIVATE DETENTION EASEMENT CURVE TABLE			
#	LENGTH	RADIUS	DELTA
C1	64.09	650.00	05°38'57"

MINIMUM FINISH FLOOR ELEVATIONS FOR ALL STRUCTURES ON THIS PROPERTY IS 539.30

UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L58	5.19	S31° 19' 59"W
L59	327.26	N74° 22' 04"W
L60	5.07	S06° 25' 41"W
L61	326.99	S74° 22' 04"E
L62	10.00	S15° 37' 56"W
L63	5.00	S74° 22' 04"E
L64	10.00	N15° 37' 56"E
L65	46.70	S74° 22' 04"E
L66	63.10	S78° 44' 54"E
L68	62.69	N78° 44' 54"W
L69	50.83	N74° 22' 04"W

UTILITY EASEMENT CURVE TABLE			
#	LENGTH	RADIUS	DELTA
C3	10.00	650.00	00°52'53"

FLOODPLAIN EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L32	63.00	N90° 00' 00"E
L33	24.13	S00° 00' 00"E
L34	110.25	N90° 00' 00"E
L35	3.50	S00° 00' 00"E
L36	39.88	N90° 00' 00"E
L37	6.83	S00° 00' 00"E
L38	11.12	N90° 00' 00"E
L39	39.00	S00° 00' 00"E
L40	12.00	N90° 00' 00"W
L41	24.96	S00° 00' 00"E
L42	129.88	S89° 54' 29"W
L43	13.33	N00° 21' 29"W
L44	87.54	N90° 00' 00"W
L45	5.71	N00° 00' 00"E
L46	45.12	N90° 00' 00"W
L47	21.79	N00° 00' 00"E
L48	4.71	N90° 00' 00"E
L49	51.50	N00° 00' 04"W
L50	45.67	N90° 00' 00"E
L51	6.29	N00° 00' 00"E

WATER EASEMENT LINE TABLE		
LINE#	LENGTH	DIRECTION
W1	10.74	S00° 00' 00"E
W2	10.00	N90° 00' 00"E
W3	10.00	N00° 00' 00"W

5.5' WIDE SEWER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L56	326.45	N74° 22' 04"W
L57	5.50	N15° 37' 56"E

MINIMUM FINISH FLOOR ELEVATIONS AND FLOODPLAIN EASEMENT/DELINERATION WERE DETERMINED BY MBW ENGINEERING, LLC. IN CONFORMANCE WITH CITY FLOOD STUDY SWS-081.



Property is located entirely within Base flood Elevation of 537.30 100-Year Flood Hazard Zone AE per FIRM Community Panel No.: 48439C019L Effective Date: 3-21-19.

PLAT FILED 8-9-19, 2019  
INSTRUMENT NO. 0219177603  
TARRANT COUNTY PLAT RECORDS

STATE OF TEXAS:  
COUNTY OF TARRANT:  
WHEREAS FW Wingate Partners, Ltd. is the sole owner of Lots 1, 2, 3, 4, 5, 6 and 15, Block 9, LINWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-B, Page 181, Plat Records, Tarrant County, Texas.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, FW Wingate Partners, LTD., acting by and thru the undersigned duly authorized agent, does hereby adopt this plat designating the hereinafter property as Lot 1-R, Block 9, LINWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys and easements shown hereon.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this 2 day of August, 2019.

*[Signature]*  
THOMAS LOUGHBOROUGH, MEMBER  
FW Wingate Partners, LTD.

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared THOMAS LOUGHBOROUGH, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of August, 2019.

*[Signature]*  
Notary Public in and for  
The State of Texas  
My commission Expires: 06/28/2021



FINAL PLAT  
Lot 1-R, Block 9  
LINWOOD ADDITION  
Being a Replat of  
Lots 1, 2, 3, 4, 5, 6 and 15, Block 9  
LINWOOD ADDITION  
An Addition to the City of Fort Worth  
Tarrant County, Texas  
According to the Plat recorded  
In Volume 388-B, Page 181  
Plat Records, Tarrant County, Texas

FS-18-235

PLAT PREPARED OCTOBER, 2018

CASE # FS-18-235

PLAT PREPARED BY:  
MBW ENGINEERING  
4924 BOLERO CT. FORT WORTH,  
TEXAS 76135 817-782-9821  
MBWENG1@OUTLOOK.COM  
TEXAS FIRM # 19551