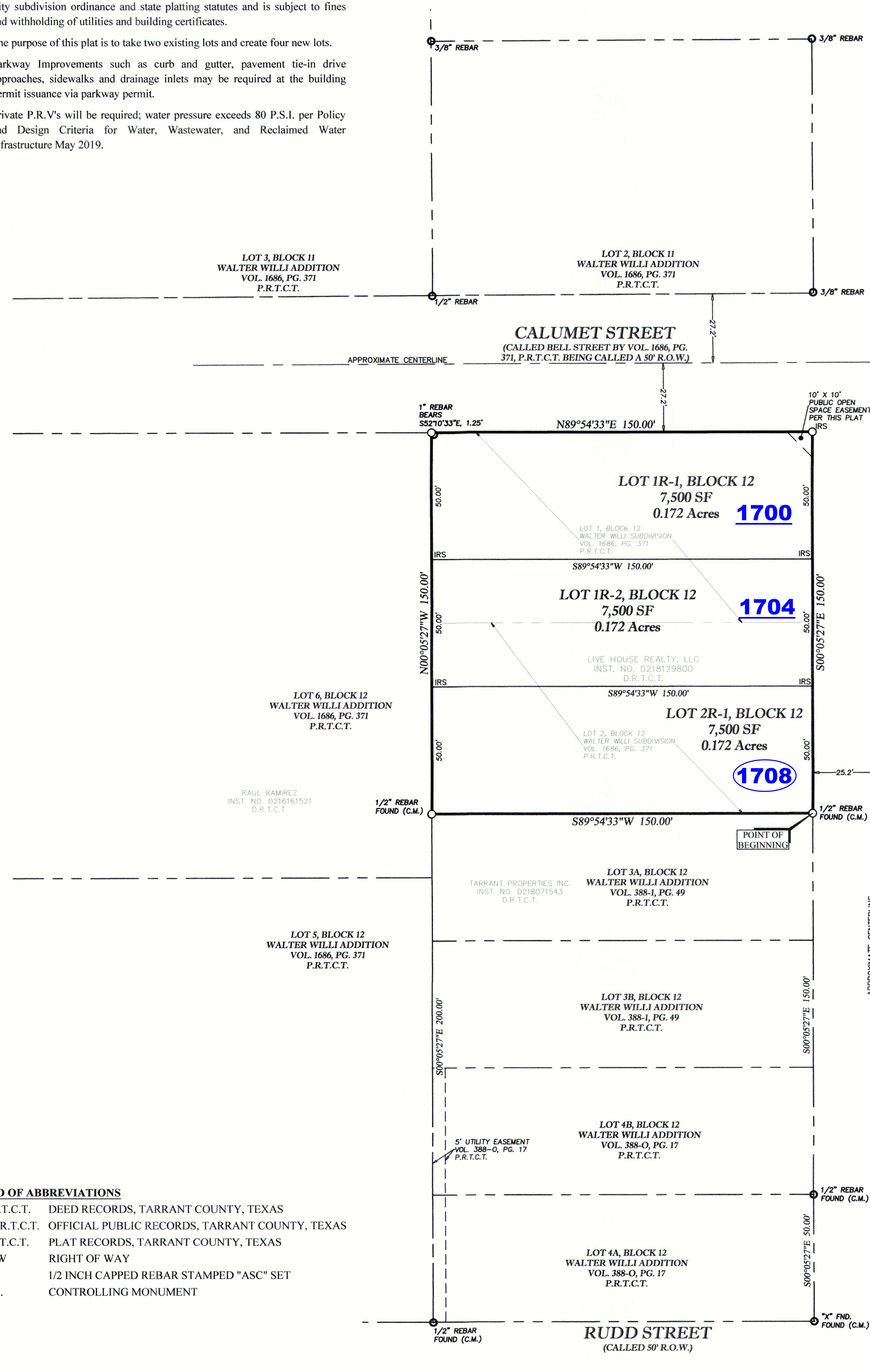


- SURVEYOR'S NOTES:**
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
 - This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0330K, dated September 25, 2009, via scaled map location and graphic plotting.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to take two existing lots and create four new lots.
 - 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.
 - Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I. per Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019.

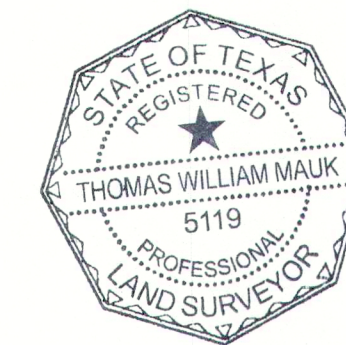


- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
 - C.M. CONTROLLING MONUMENT

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Thomas W. Mauk
Thomas W. Mauk, R.P.L.S.
No. 5119

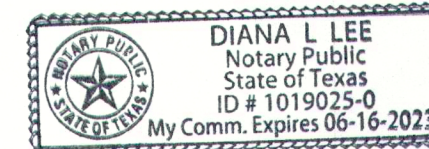


STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of March 2020.

Diana L. Lee
Notary Public in and for the State of Texas



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 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.

Public Open Space Easement (POSE)

No structure, object, or plant of any type may obstruct vision from a height of 24 inches to a height of 11 feet above the top of the curb including but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this 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.

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 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.

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, or 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/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 II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Parkway Permit

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.

Sidewalk Note

Sidewalks and street lights are required for all public and private streets as per City of Fort Worth 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.

LAND USE TABLE

Lot 1R-1, Block 12	0.172 Acres	Residential
Lot 1R-2, Block 12	0.172 Acres	Residential
Lot 2R-1, Block 12	0.172 Acres	Residential

CITY CASE NO: FS-20-010

RECORDING INFORMATION
DOCUMENT NO. **D220102420**
DATE: **05/05/2020**

FORT WORTH
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:
By *Don Boren* 5/4/2020
By *Mary Elliott* 5/4/2020

Chairman
Secretary

OWNER/DEVELOPER
Live House Realty, LLC
9597 Jones Road #314
Houston, Texas 77065-4818

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Live House Realty, LLC are the owners of a 0.517 Acres out of the Daniel Dulaney Survey, Abstract Number 411, being all of Lots 1 and 2, Block 12 of the Walter Willi Subdivision, an addition to the City of Fort Worth, as recorded in Volume 1686, Page 371, Plat Records, Tarrant County, Texas, also being conveyed to Live House Realty, LLC by deed recorded in Instrument Number D218129800, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the southeast corner of said Lot 2, same being the northeast corner of Lot 3A, Block 12, Walter Willi Addition, an addition to the City of Fort Worth, as recorded in Volume 7181, Page 1936, Plat Records, Tarrant County, Texas and lying on the west right of way line of Birdell Street (Called Bird Street by Volume 1686, Page 371, Plat Records, Tarrant County, Texas, called a 50 foot right of way);

THENCE South 89 degrees 54 minutes 33 seconds West, departing the west line of said Birdell Street, with the north line of said Lot 3A, a distance of 150.00 feet to a 1/2 inch rebar found for the northwest corner of said Lot 3A, also being the southwest corner of said Lot 2 and lying on the east line of Lot 6, Block 12 of said first referenced Walter Willi Subdivision;

THENCE North 00 degrees 05 minutes 27 seconds West, with the east line of said Lot 6, a distance of 150.00 feet to a point for the northeast corner of said Lot 6, same being the northwest corner of said Lot 1 and lying on the south right of way line of Calumet Street (Called Bell Street by Volume 1686, Page 371, Plat Records, Tarrant County, Texas, called a 50 foot right of way) from which a 1 inch rebar found bears South 52 degrees 10 minutes 33 seconds East, a distance of 1.25 feet;

THENCE North 89 degrees 54 minutes 33 seconds East, with the south line of said Calumet Street, a distance of 150.00 feet to a 1/2 inch rebar capped "ASC" set for the northeast corner of said Lot 1 and lying on the intersection of the south right of way line of said Calumet Street and the West right of way line of said Birdell Street;

THENCE South 00 degrees 05 minutes 27 seconds East, with the west right of way line of said Birdell Street, a distance of 150.00 feet to THE POINT OF BEGINNING and containing 22,500 square feet or 0.517 Acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Live House Realty, LLC do hereby adopt this plat of LOTS 1R-1, 1R-2, AND 2R-1, BLOCK 12 WALTER WILLI SUBDIVISION, an addition to Tarrant County, Texas, and do hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all city of franchised public utilities for each particular use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any city or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all city or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of respective system without the necessity at any time of procuring the permission of anyone. The City of Fort Worth shall not be responsible for maintenance or 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions to the City of Fort Worth, Texas.

Witness my hand this 6th day of April, 2020.

Live House Realty, LLC

Lindsey A. Williams
Authorized Representative

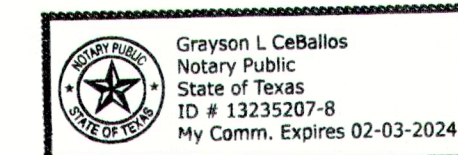
Lindsey A. Williams
Title
Printed Name / Date

STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared *Lindsey A. Williams*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of April 2020.

Grayson L. CeBallo
Notary Public in and for the State of Texas



FS-20-010

FINAL PLAT
LOTS 1R-1, 1R-2, AND 2R-1, BLOCK 12
WALTER WILLI SUBDIVISION
Being 0.517 Acres out of the Daniel Dulaney Survey Abstract Number 411 Being all of Lots 1 and 2, Block 12 Walter Willi Subdivision, as recorded in Volume 1686, Page 371, P.R.T.C.T. City of Fort Worth, Tarrant County, Texas

WINDROSE
LAND SURVEYING | PLATTING
220 Elm Street, Suite 200 | Lewisville, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSE SURVEYING.COM

ARTHUR
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arthursurveying.com Established 1986