



LINE	BEARING	DISTANCE
L1	N 24°15'32" E	78.08'
L2	N 38°48'58" E	45.00'
L3	N 32°51'16" W	121.35'
L4	S 89°47'55" E	25.03'
L5	S 00°15'48" W	50.00'
L6	S 24°15'32" W	114.51'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	14°33'04"	475.00'	N 31°32'04" E	120.31'	120.63'
C2	19°18'58"	775.00'	N 48°28'05" E	260.04'	261.28'
C3	48°19'51"	50.00'	N 82°17'30" E	40.94'	42.18'
C4	261°55'12"	50.00'	N 24°30'10" W	75.52'	228.57'
C5	3°45'29"	50.00'	S 41°57'58" W	29.95'	30.42'
C6	2°14'59"	825.00'	S 61°18'13" W	32.59'	32.59'
C7	14°28'55"	1135.00'	N 61°29'23" E	286.01'	286.77'
C8	6°30'12"	988.50'	N 71°58'47" E	112.14'	112.20'

**SURVEYOR'S CERTIFICATE**  
 I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN MAY, 2011, AND THAT ALL CORNERS ARE AS SHOWN.  
 MICHAEL J. BAITUP  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4574  
 DATE: 12-11-12



**LAND USE TABLE**

ADJUTANT CENTER	1.467 AC	(LOT 16R)
PROPOSED PUBLIC PARK	5.533 AC	(LOT 17R)
TOTAL	7.000 AC	

**REFERENCE CASE NUMBERS**  
 PP-05-010  
 FP-05-103  
 PP-011-007  
 PS-015-071  
 FP-011-056

**LEGEND**  
 B.L. BUILDING LINE  
 D.E. DRAINAGE EASEMENT  
 U.E. UTILITY EASEMENT  
 C.I.R.F. 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND  
 C.I.R.S. 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
 O.P.R.T.C.T. P.L.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS  
 D.R.T.C.T. F.F. ELEV. FINISHED FLOOR ELEVATION

**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: 12/14/2012  
 By: [Signature] Chairman  
 By: [Signature] Secretary

**OWNER'S CERTIFICATE**  
 STATE OF TEXAS X  
 COUNTY OF TARRANT X  
 KNOW ALL MEN BY THESE PRESENTS THAT FIRST TEXAS HOMES, INC. IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:  
 BEING A TRACT OF LAND SITUATED IN THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1600, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 16, BLOCK 29, OF THE PRESIDIO WEST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 11771, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO FIRST TEXAS HOMES, INC. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. D210260522, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE NORTHWEST CORNER OF LOT 1X, BLOCK 28 OF SAID PRESIDIO WEST ADDITION, FROM WHICH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE WEST CORNER OF SAID LOT 1X, AND THE COMMON NORTHWEST CORNER OF LOT 1, BLOCK 28 OF SAID PRESIDIO WEST ADDITION WEST 24 DEGREES 15 MINUTES 32 SECONDS WEST, A DISTANCE OF 114.51 FEET, SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF CHUPAROSA DRIVE, A 50 FOOT RIGHT-OF-WAY, AS RECORDED IN CABINET A, SLIDE 11771, PLAT RECORDS, TARRANT COUNTY, TEXAS;  
 THENCE, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID CHUPAROSA DRIVE, THE FOLLOWING COURSES AND DISTANCES:  
 NORTH 24 DEGREES 15 MINUTES 32 SECONDS EAST, A DISTANCE OF 78.08 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 33 MINUTES 04 SECONDS, A CHORD THAT BEARS NORTH 31 DEGREES 32 MINUTES 04 SECONDS EAST, WITH A CHORD DISTANCE OF 120.31 FEET;  
 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 120.63 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;  
 NORTH 38 DEGREES 48 MINUTES 36 SECONDS EAST, A DISTANCE OF 45.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 18 MINUTES 58 SECONDS, A CHORD THAT BEARS NORTH 48 DEGREES 28 MINUTES 05 SECONDS EAST, WITH A CHORD DISTANCE OF 260.04 FEET;  
 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 261.28 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48 DEGREES 19 MINUTES 51 SECONDS, A CHORD THAT BEARS NORTH 82 DEGREES 17 MINUTES 30 SECONDS EAST, WITH A CHORD DISTANCE OF 40.94 FEET;  
 ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 42.18 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 261 DEGREES 55 MINUTES 12 SECONDS, A CHORD THAT BEARS NORTH 24 DEGREES 30 MINUTES 10 SECONDS WEST, WITH A CHORD DISTANCE OF 75.52 FEET;  
 THENCE, ALONG A CUL D' SAC AND ALONG SAID REVERSE CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 61.53 FEET, THE SOUTH LINE OF SAID LOT 16, AND CONTINUING FOR A TOTAL ARC DISTANCE OF 228.57 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 14 MINUTES 59 SECONDS, A CHORD THAT BEARS SOUTH 58 DEGREES 16 MINUTES 13 SECONDS WEST, WITH A CHORD DISTANCE OF 32.59 FEET;  
 ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 32.59 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 16, AND THE COMMON SOUTHWEST CORNER OF LOT 15, BLOCK 29 OF SAID PRESIDIO WEST ADDITION;  
 THENCE, NORTH 32 DEGREES 51 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 16, AND THE COMMON EAST LINE OF SAID LOT 15, A DISTANCE OF 121.35 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 16, AND THE COMMON NORTHEAST CORNER OF SAID LOT 15, SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF HERITAGE TRACE PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY AS RECORDED IN CABINET A, SLIDE 11771, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1135.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 28 MINUTES 35 SECONDS, A CHORD THAT BEARS NORTH 61 DEGREES 29 MINUTES 23 SECONDS EAST, WITH A CHORD DISTANCE OF 286.01 FEET;  
 THENCE, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID HERITAGE TRACE PARKWAY, AND THE COMMON NORTHWEST LINE OF SAID LOT 16, THE FOLLOWING COURSES AND DISTANCES:  
 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, PASSING AT AN ARC DISTANCE OF 218.30 FEET THE NORTHEAST CORNER OF SAID LOT 16, AND CONTINUING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID HERITAGE TRACE PARKWAY, FOR A TOTAL ARC DISTANCE OF 286.77 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 988.50 FEET, A CENTRAL ANGLE OF 08 DEGREES 30 MINUTES 12 SECONDS, A CHORD THAT BEARS NORTH 71 DEGREES 58 MINUTES 47 SECONDS EAST, WITH A CHORD DISTANCE OF 112.14 FEET;  
 ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 112.20 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER ON THE EAST LINE OF SAID FIRST TEXAS HOMES, INC. TRACT, AND THE COMMON WEST LINE OF A TRACT OF LAND CONVEYED TO THERESA MCKEE AND BETH LASATER, BY DEED RECORDED IN VOLUME 14745, PAGE 238, DEED RECORDS, TARRANT COUNTY, TEXAS;  
 THENCE, SOUTH 00 DEGREES 14 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID FIRST TEXAS HOMES, INC. TRACT, AND THE COMMON WEST LINE OF SAID THERESA MCKEE AND BETH LASATER TRACT, A DISTANCE OF 819.77 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR AN INTERIOR ELL CORNER OF SAID FIRST TEXAS HOMES, INC. TRACT, AND THE COMMON SOUTHWEST CORNER OF SAID THERESA MCKEE AND BETH LASATER TRACT, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;  
 THENCE, SOUTH 00 DEGREES 15 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID FIRST TEXAS HOMES, INC. TRACT, AND THE COMMON WEST LINE OF SAID THERESA MCKEE AND BETH LASATER TRACT, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;  
 THENCE, SOUTH 88 DEGREES 31 MINUTES 41 SECONDS WEST, OVER AND ACROSS SAID FIRST TEXAS HOMES, INC. TRACT A DISTANCE OF 169.26 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE NORTHEAST CORNER OF AFORESAID LOT 1X, BLOCK 28;  
 THENCE, NORTH 66 DEGREES 25 MINUTES 38 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID LOT 1X, BLOCK 28, A DISTANCE OF 462.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.000 ACRES OF LAND, MORE OR LESS.

TO BE KNOWN AS:  
 LOTS 16R AND 17R, BLOCK 29  
 PRESIDIO WEST  
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.  
 EXECUTED THIS 11 DAY OF December, A.D. 2012.  
 FIRST TEXAS HOMES, INC.  
 A TEXAS CORPORATION  
 BY: KEITH HARDESTY  
 TITLE: DFW DIVISION PRESIDENT  
 STATE OF TEXAS X  
 COUNTY OF DALLAS X  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEITH HARDESTY, DFW DIVISION PRESIDENT OF FIRST TEXAS HOMES, INC., A TEXAS CORPORATION 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF December, A.D. 2012.  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: Oct. 29, 2014  
 LACHILLE GILBERT  
 MY COMMISSION EXPIRES: Oct 29, 2014  
 OWNER/DEVELOPER: FIRST TEXAS HOMES, INC.  
 500 CRESCENT COURT, SUITE 350  
 DALLAS, DALLAS COUNTY, TEXAS 75201  
 (214) 613-3400  
 NOVEMBER 2012

- NOTES**
- 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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 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.
  - 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; 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.
  - 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 COMMON STAFFING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
  - 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 FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOOD PLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.
  - THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNCONSTRUCTED 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 DRAINAGEWAYS TRAVELING 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 DRAINAGEWAYS 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
  - 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESSWAYS, ELEVATORS, ENTRANCES, AND STAIRWAYS, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES. THE LANDOWNERS 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 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.
  - NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNLESS AN APPROPRIATE CFA OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
  - NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING WORK PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
  - ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "JACOBS" UNLESS OTHERWISE NOTED.
  - SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0065K, DATED SEPTEMBER 25, 2009.
  - 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.
  - 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.
  - 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.
  - REFERENCE BEARING IS THE RECORDED PLAT OF THE PRESIDIO WEST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN CABINET A, SLIDE 11771, PLAT RECORDS, TARRANT COUNTY, TEXAS.
  - INSTALL PRIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION. THE VALVE HAS TO BE A CITY APPROVED APPURTENANCES.

**FS12-067**  
 A  
**FINAL PLAT**  
 OF  
**LOTS 16R AND 17R, BLOCK 29**  
**PRESIDIO WEST**  
 BEING A REPLAT OF LOT 16, BLOCK 29  
 PRESIDIO WEST ADDITION  
 RECORDED IN CABINET A, SLIDE 11771, PLAT RECORDS, TARRANT COUNTY, TEXAS AND PART OF A TRACT OF LAND CONVEYED TO FIRST TEXAS HOMES, INC. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. D210260522, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
 SITUATED IN THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1600, TARRANT COUNTY, TEXAS

7.000 ACRES / 2 LOTS

FS-012-067

PHASE I DOCUMENT # D212306378 12/14/12

**JACOBS**  
 777 MAIN STREET, FT. WORTH, TX 76102  
 PHONE 817-335-6000

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	10/15/12	MAJ	

**PROJECT NO.** WFKX3900  
**DRAWN BY** BMY  
**APPROVED BY** MAJ  
**DATE** 10/15/12

**SHEET** 1  
 OF 1  
 FILE: 100923