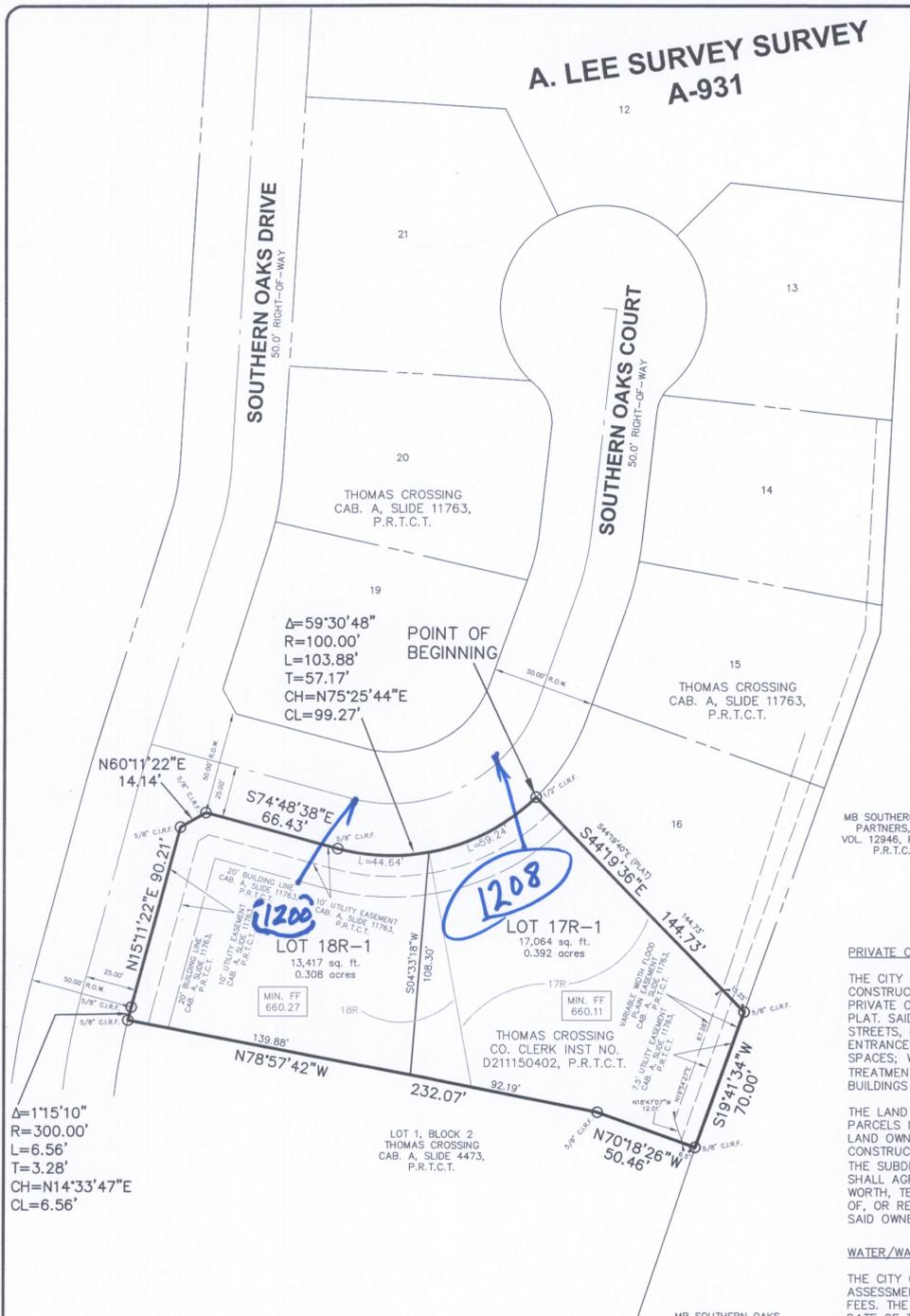


**A. LEE SURVEY SURVEY  
A-931**



**PRIVATE COMMON AREAS AND FACILITIES**  
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 AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPE AREAS, AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE BUILDINGS AND FACILITIES.

**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 IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE CONNECTION DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

**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.

**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".

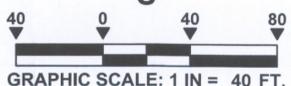
**CONSTRUCTION PROHIBITED OVER EASEMENTS**  
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE, OR OTHER UTILITY EASEMENT OF ANY TYPE.

**FLOODPLAIN RESTRICTION**  
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (2) FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.

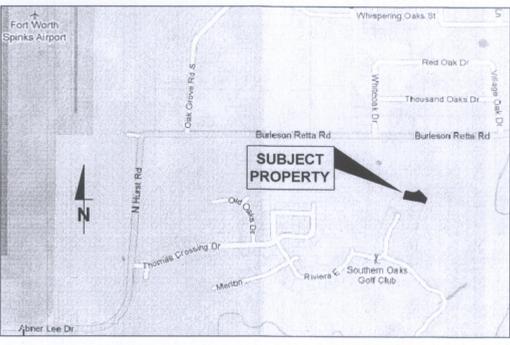
**FLOODPLAIN/DRAINAGE-WAY: MAINTENANCE**  
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSED BY 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 DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

MB SOUTHERN OAKS PARTNERS, LTD. VOL. 12946, PG. 338, P.R.T.C.T.

MB SOUTHERN OAKS PARTNERS, LTD. VOL. 12946, PG. 338, P.R.T.C.T.



**LOCATION MAP**



**REMOVED FROM FLOOD PLAIN: CASE NUMBER 13-06-1520A**  
**FLOOD STUDY NUMBER FP-17-048-CLM**

**NOTE:**  
PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY REQUIRE AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

**NOTE:**  
THE REFERENCED SITE IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48439C0445K, EFFECTIVE DATE JULY 9, 2010.

**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.

**SITE DRAINAGE STUDY**  
A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE ( A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS.

**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, 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.

- NOTE**
- 1/2" IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS AT THE CONCLUSION OF ALL CONSTRUCTION ACTIVITIES.
  - BUILDING LINES SET AS REQUIRED BY ZONING ORDINANCE.
  - 20' x 20' P.O.S.E. AT STREET INTERSECTION  
15' x 15' P.O.S.E. AT EMERGENCY ACCESS ESMT.
  - 000.0 DENOTES A MINIMUM FINISHED FLOOR ELEVATION SPECIFIED FOR THE DESIGNATED LOT.

**NOTES:**

- CM DENOTES MONUMENTS USED FOR BASIS OF BEARING. BASIS OF BEARING IS THE PLAT FOR THOMAS CROSSING ACCORDING TO THE PLAT RECORDED IN CAB. A, SLIDE 11763, P.R.T.C.T.

**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: 5/2/2014

BY: *Charles B. Reed* CHAIRMAN  
BY: *Donna Smith* SECRETARY

PLAT FILED May 2nd, 2014  
DOC. NO. 214089636  
TARRANT COUNTY PLAT RECORDS

**OWNER:**  
LOT 18R  
THOMAS CROSSING, LLC  
P.O. BOX 939  
BURLESON, TEXAS 76097  
(817) 426-3113  
(817) 426-3116 fax

**OWNER:**  
LOT 17R  
WILLIE J. ALEXANDER  
1208 SOUTHERN OAKS COURT  
BURLESON, TEXAS 76028

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, the undersigned, owner of the following described tract of land situated in the ABNER LEE SURVEY, ABSTRACT NUMBER 931, and being all of Lots 17R and 18R, Block 4, Thomas Crossing according to the plat recorded in County Clerk Instrument Number D211150402, Plat Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod found being the northeast corner of said Lot 17R, Block 4, Thomas Crossing and also being in the existing easterly right-of-way line of Southern Oaks Court (50.0' right-of-way);

THENCE, South 44 degrees 19 minutes 36 seconds East, along the common line of Lot 16, Block 4 and said Lot 17, 144.73 feet to a 5/8" capped iron rod found for corner, being in the east line of a tract of land conveyed to M.B. Southern Oaks Partners, Ltd. according to the deed recorded in Volume 12946, Page 338, D.R.T.C.T.;

THENCE, South 19 degrees 41 minutes 34 seconds West, along the east line of said M.B. Southern Oaks Partners, Ltd. tract, 70.00 feet to a 5/8" iron rod found for corner, being the northeast corner of Lot 1, Block 2, Thomas Crossing according to the plat recorded in Cabinet A, Slide 4473, P.R.T.C.T.;

THENCE, North 70 degrees 18 minutes 26 seconds West, along the north line of said Lot 1, Block 2, 50.46 feet to a 5/8" capped iron rod found for corner;

THENCE, North 78 degrees 57 minutes 42 seconds West, continuing along the north line of said Lot 1, Block 2, 232.07 feet to a 5/8" capped iron rod found for corner, being the southwest corner of said Lot 18R and being in the existing east right-of-way line of Southern Oaks Drive (50.0' right-of-way), said iron rod also being the beginning of a non-tangent curve to the right with a radius of 300.00 feet and a long chord bearing North 14 degrees 33 minutes 47 seconds East, 6.56 feet;

THENCE, along said non-tangent curve to the right along the existing east right-of-way line of said Southern Oaks Drive, passing through a central angle of 01 degrees 15 minutes 10 seconds an arc length of 6.56 feet to a 5/8" capped iron rod found for corner;

THENCE, North 15 degrees 11 minutes 22 seconds East, continuing along the east right-of-way line of said Southern Oaks Drive, 90.21 feet to a 5/8" capped iron rod found for corner;

THENCE, North 60 degrees 11 minutes 22 seconds East, 14.14 feet to a 5/8" capped iron rod found for corner, being in the existing south right-of-way line of said Southern Oaks Court;

THENCE, South 74 degrees 48 minutes 38 seconds East, along the existing south right-of-way line of said Southern Oaks Court, 66.43 feet to a 5/8" capped iron rod found for corner, being the beginning of a curve to the left with a radius of 100.00 and a long chord bearing North 75 degrees 25 minutes 44 seconds East, 99.27 feet

THENCE, along said curve to the left, continuing along the existing south right-of-way line of said Southern Oaks Court, passing through a central angle of 59 degrees 30 minutes 48 seconds an arc length of 103.88 feet to the POINT OF BEGINNING.

The tract of land herein described contains 0.700 acres of land.

DO HEREBY dedicate same to be known as: LOTS 17R-1 and 18R-1, BLOCK 4, THOMAS CROSSING, an addition to the City of Fort Worth, Tarrant County, Texas and dedicate to the public the easements and rights-of-way as shown herein.

EXECUTED this the 15th day of December, 2013.

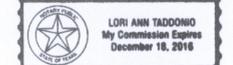
by *Peter Thomas*  
Lot 18R, Block 4  
Thomas Crossing, LLC  
Peter Thomas

by *Willie J. Alexander*  
Lot 17R, Block 4  
Willie J. Alexander

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Peter Thomas of Thomas Crossing, LLC, owner of Lot 18R, Block 4, Thomas Crossing, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he did the same for the purposes and considerations expressed.

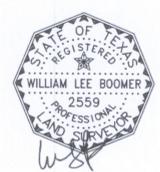
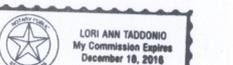
*Lori Ann Taddono*  
Notary Public in and for the State of Texas  
My Commission expires December 18, 2016



STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Willie J. Alexander, owner of Lot 17R, Block 4, Thomas Crossing, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he did the same for the purposes and considerations expressed.

*Lori Ann Taddono*  
Notary Public in and for the State of Texas  
My Commission expires December 18, 2016



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

BY: *William Lee Boomer*  
DATE: 12-18-13

**FS13-137**  
FINAL PLAT

**LOTS 17R-1 & 18R-1, BLOCK 4, THOMAS CROSSING**

BEING ALL OF LOTS 17R AND 18R, BLOCK 4, THOMAS CROSSING ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK INSTRUMENT NUMBER D 211150402, P.R.T.C.T. AND BEING 0.700 ACRES OF LAND IN THE ABNER LEE SURVEY, ABSTRACT NUMBER 931, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PREPARED JUNE 10, 2013

**CivilSolutions Inc**  
Engineers Surveyors Planners  
P.O. Box 100247, Fort Worth, Texas, 76185  
(817) 423-0060 (817) 346-0520 Fax  
Texas Registered Engineering Firm F-7997  
Texas Licensed Surveying Firm 100062-00

Case No.: **FS-13-137**