

South Freeway  
Variable Width (4'-360" - 4'-370") +/- 1'85" to center



STATE OF TEXAS §  
COUNTY OF TARRANT §  
WHEREAS, New Drive Properties, LLC, according to the deed recorded under Instrument Number D213065424 of the Official Public Records of Tarrant County, Texas, is the owner of Lot 4, 5, & 6, Block 1 of Beckman Addition an addition in the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 388-179, Page 24 of the Plat Records of Tarrant County, Texas, the subject tract, being all of said Lots 4, 5, & 6, being more particularly described by metes and bounds as follows:  
Beginning at a 1/2 inch rebar found at the southwest corner of Lot 4, Block 1 of Beckman Addition as recorded in Volume 388-179, Page 24 of the Plat Records of Tarrant County, Texas;  
THENCE NORTH 00 degrees 26 minutes 40 seconds WEST, with the west line of said Beckman Addition, passing a 1/2 inch rebar found at the northwest corner of said Lot 4, a 1/2 inch rebar found at the northwest corner of Lot 5, Block 1 of Beckman Addition, and a total distance of 520.40 feet to a 5/8 inch rebar found at the northwest corner of Lot 6, Block 1 of Beckman Addition;  
THENCE NORTH 89 degrees 24 minutes 51 seconds EAST, with the north line of said Lot 6, a distance of 961.98 feet to 1/2 inch capped rebar stamped "JPH Land Surveying" set near a utility pole at the northeast corner of Lot 6;  
THENCE SOUTH 00 degrees 41 minutes 41 seconds EAST, with the east line of Lot 6, passing a "L" shaped iron found in the west line of Lot 1, Block 1 of Loma Plant Addition recorded in Volume 388-135, Page 94 of the said Plat Records, a total distance of 521.12 feet to a 1/2 inch rebar found at the southeast corner of Lot 6, from which a one-inch rebar found at the southeast corner of Lot 3, Block 1 of Beckman Addition recorded in Volume 388-162, Page 13 of the said Plat Records bears SOUTH 00 degrees 26 minutes 51 seconds a distance of 224.77 feet;  
THENCE SOUTH 89 degrees 27 minutes 24 seconds WEST, with the north line of said Lot 3, a distance of 964.25 feet returning to the Place of Beginning and enclosing 11.514 acres (501,550 square feet).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT, New Drive Properties, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described property as BECKMAN ADDITION, LOT 4R, BLOCK 1, an addition in the City of Fort Worth, Tarrant County, Texas and do hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.  
WITNESS my hand on this 6 day of Oct 2014.  
By: *[Signature]*  
Agent for New Drive Properties, LLC

STATE OF TEXAS §  
COUNTY OF TARRANT §  
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_ 2014.  
*[Signature]*  
Notary Public in and for the State of Texas



- Surveyor's Note**
- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.
  - Monuments are found, unless marked CRS or MNS.
  - According to the Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas, Panel 430 of 495, Map Number FM48439C0430K, dated September 25, 2009 as published by the Federal Emergency Management Agency (FEMA), the subject tract lies within Zone X (unshaded), areas outside the 0.2-percent-annual-chance floodplain.
  - Bearings are, Grid North, based on the Texas Coordinate System of 1983, North Central Zone.
  - Elevations, if any, are based on the North American Vertical Datum of 1988.
  - Easement(s) shown hereon (within this addition) without a document reference are dedicated by this plat.
  - P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

**Surveyor's Statement**  
I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed under my supervision and all the property corners are found or placed as indicated.

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
September 23, 2014



FS13-166

VICINITY MAP  
NOT TO SCALE



**Legend of Abbreviations**  
TXDOT Texas Department of Transportation Monument  
CRS 1/2" capped rebar stamped "JPH Land Surveying" set  
D.R.T.C.T. Deed Records Tarrant County, Texas  
Inst. No. Instrument Number  
O.P.R.T.C.T. Official Public Records Tarrant County, Texas  
P.R.T.C.T. Plat Records Tarrant County, Texas



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**Standard Plat Notes**

**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, 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 and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the 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 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 I 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.

**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 and 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.

**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(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

**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, landscaped areas and open spaces, water and wastewater distribution systems and treatment facilities, and recreational clubhouse/exercise/buildings and facilities. The land owners 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 agree to 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.

**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.

**Flood Plain/Drainage-Way Maintenance**  
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 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 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 those 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.

**Construction Prohibited Over Easements**  
No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**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".

**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.

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

**FORT WORTH**  
City Plan Commission  
City of Fort Worth, Texas  
Case No. FS-013-166  
This plat is valid only if recorded within ninety (90) days after date of approval.  
Plat Approval Date: 10/24/2014  
By: *[Signature]* (Chairman)  
By: *[Signature]* (Secretary)



**Client**  
Claymore Engineering, Inc.  
1105 Cheek Sparger Rd.  
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Colleyville, Texas 76034  
Phone: (817) 281-0574  
Website: www.claymoreeng.com

**Owner**  
New Drive Properties, LLC  
2351 E. I-20  
Fort Worth, Texas 76119

D214233683 10/24/2014