

Grant Engineering, Inc.

Engineers 3244 Hemphill Street
 Surveyors Fort Worth, Texas 76110-4014
 Planners 817-923-3131



SCALE: 1" = 20'
 0 10 20 40

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN SEPTEMBER, 2013, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



John A. Grant III
 11-22-13

JOHN A. GRANT, III
 REGISTERED PROFESSIONAL
 LAND SURVEYOR 4151

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF TARRANT
 KNOW ALL MEN BY THESE PRESENTS THAT ROSEDALE/LAKE STREET, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1AR, E. E. CHASE SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER CLERK'S FILE NO. D212119938, PLAT RECORDS, TARRANT COUNTY, TOGETHER WITH A 0.0050 ACRE (220 SQUARE FEET) PORTION OF THE ALLEY ADJACENT TO THE WEST PROPERTY LINE OF SAID LOT 1AR, VACATED BY CITY ORDINANCE NO.

DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS ITS PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOT 1AR-1
 E. E. CHASE SUBDIVISION
 AN ADDITION TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON, IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 22nd DAY OF Nov, 2013.

M. David Tillman
 M. DAVID TILLMAN
 FOR: ROSEDALE/LAKE STREET LLC

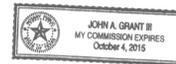
ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED M. DAVID TILLMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 22nd DAY OF Nov, 2013.

MY COMMISSION EXPIRES:

John A. Grant III
 NOTARY PUBLIC
 STATE OF TEXAS



FS13-184

FINAL PLAT

LOT 1AR-1
E. E. CHASE SUBDIVISION

OF BLOCK 13
 OF THE FIELDS SUBDIVISION
 OF THE WILLIAM WELCH SURVEY

CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

A REVISION OF
 LOT 1AR, E. E. CHASE SUBDIVISION
 E. E. CHASE SUBDIVISION
 AS RECORDED BY INSTRUMENT #D212119938
 PLAT RECORDS, TARRANT COUNTY, TEXAS

TOGETHER WITH
 A PORTION OF A VACATED ALLEY
 AS RECORDED BY ORD. NO.

SEPTEMBER, 2013
 0.2398 ACRES

1 NON-RESIDENTIAL LOT

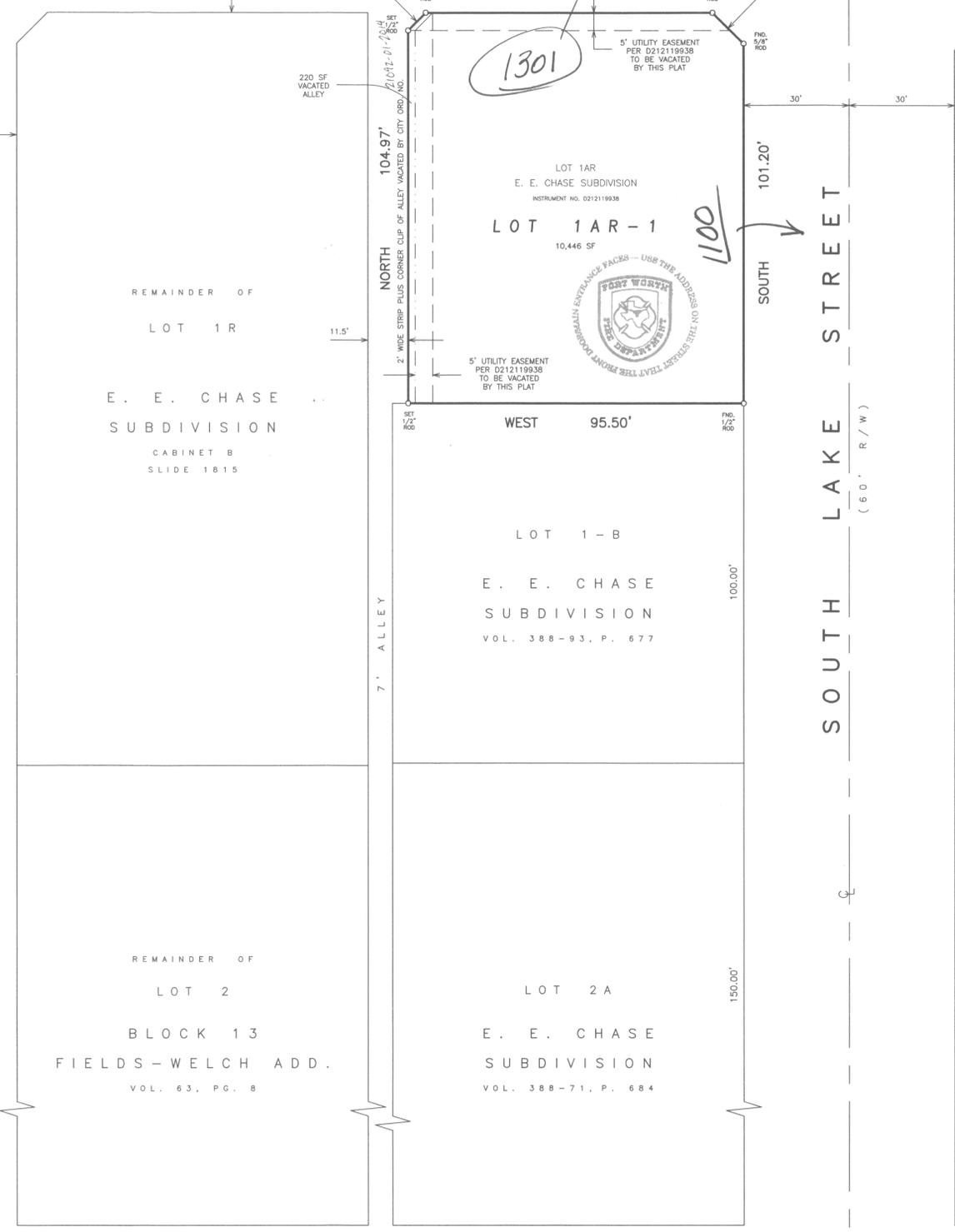
OWNER:
 M. DAVID TILLMAN, D. D. S.
 747 8TH AVENUE, SUITE C
 FORT WORTH, TEXAS 76104
 817-332-9303 VOICE
 817-332-6559 FAX
 mdavidtillman@gmail.com

SURVEYOR:
 GRANT ENGINEERING, INC.
 3244 HEMPHILL STREET
 FORT WORTH, TEXAS 76110-4014
 817-923-3131 VOICE
 817-923-4141 FAX
 jagrant3@aol.com

WEST ROSEDALE STREET

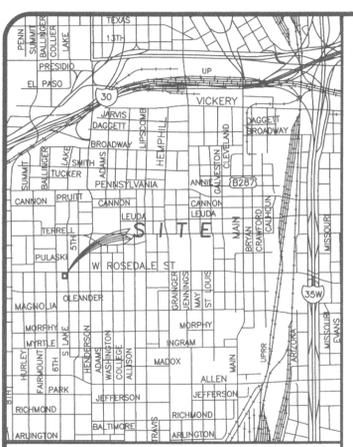
(120' R/W)

N 45°01'40" E 7.07'
 S 89°56'39" E 81.66'
 S 45°31'08" E 12.39'



WEST OLEANDER STREET

(26' R/W)



LOCATION MAP
 SCALE: 1" = 2000'

GENERAL PLAT NOTES

- 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.
- 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 EFFECTIVE 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 ADJOINING 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 THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- 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 OR UTILITY EASEMENT OF ANY TYPE.
- 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 STATEMENT:**
 NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0305-K, EFF. DATE 9-25-09
- DEED RESTRICTION NOTE:**
 THIS REVISED PLAT 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.
- 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 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 DISTRIBUTION AND WASTEWATER COLLECTION AND TREATMENT FACILITIES; AND RECREATION / 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.
- 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.
- PARKWAY PERMIT:**
 PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS OF DATE OF APPROVAL.

PLAT APPROVAL DATE: 1/31/2014

BY: *Theresa R. Reed*
 CHAIRMAN

BY: *Danna Snyders*
 SECRETARY

PLAT RECORDED BY
 INSTRUMENT NO. 0214020410
 DATE