

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone, as established by GPS observation.

5/8" iron rod with yellow cap stamped "Dunaway Assoc. LP" set for all property corners, points of curvature and points of tangency unless otherwise shown hereon.

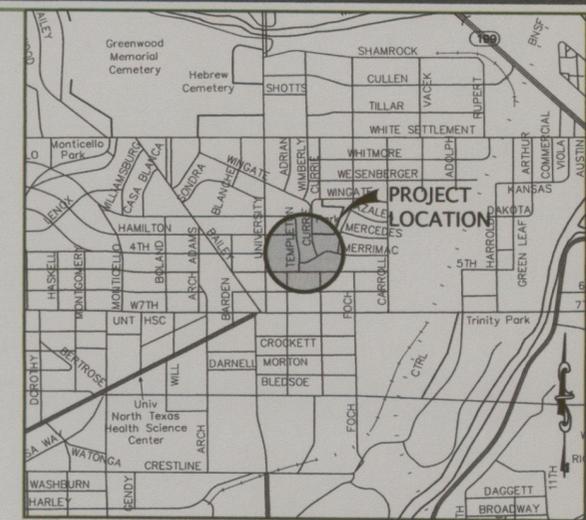
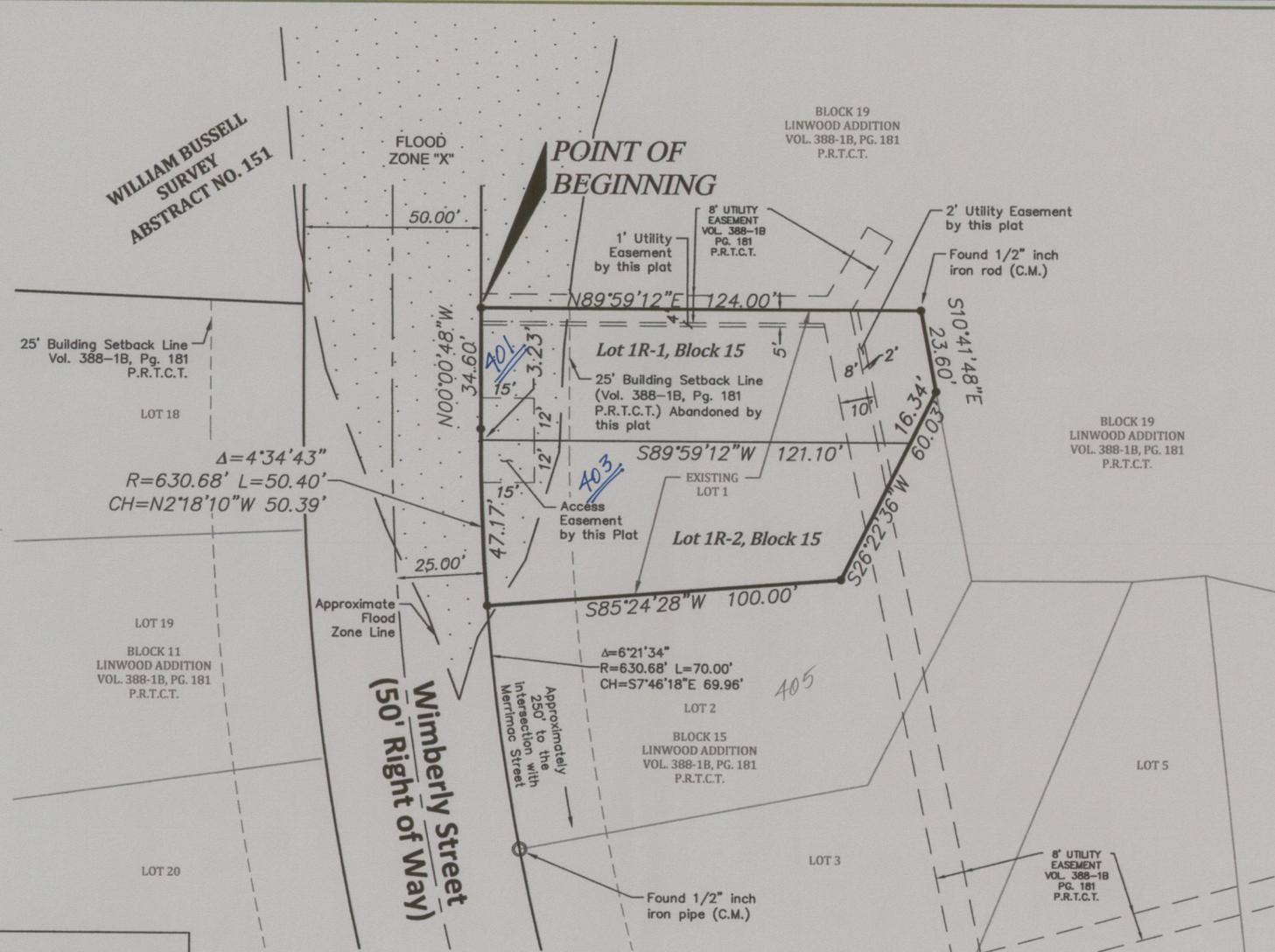
Compliance with the City of Fort Worth Tree Preservation Ordinance #18615-05-2009 is not required.

According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 190 of 495, Map Number 48439C0190 K, Map Effective Date: September 25, 2009, the subject property is located in Zone "X" defined as "Areas of 0.2% annual chance flood; areas 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood", and in Zone "X (unshaded)", defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.

(C.M.) Control Monument

This will be developed as single-family attached/townhomes.

LAND USE TABLE	
Total Gross Acreage	0.2179 Ac.
Right-of-Way Dedication	0.0000 Ac.
Net Acreage	0.2179 Ac.
Number of Residential Lots	2
Number of Non-Residential Lots	0
Residential Acreage	0.2179 Ac.
Private Park Acreage	0
Public Park Acreage	0



VICINITY MAP  
Not To Scale

**ENGINEER/SURVEYOR:**  
DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE - SUITE  
400 FORT WORTH, TX 76107  
PH.: 817-335-1121  
FAX.: 817-335-7437

**OWNER/DEVELOPER:**  
VILLAGE HOMES, L.P.  
2929 WEST 5TH AVE., SUITE A  
FORT WORTH, TX 76107  
PH.: 817-737-3377

**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.

**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.

**Parkway Permit**  
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.

**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.

**Private Common Areas and Facilities Maintenance**  
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 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.

**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 impact fee ordinance in effect as of the date of this 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.

**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".

**P.R.V. Required**  
Private P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

**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.

**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.

**Residential Driveway Access Limitation**  
Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:  
a. Rear entry access shall be provided from an abutting side or rear alley or  
b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

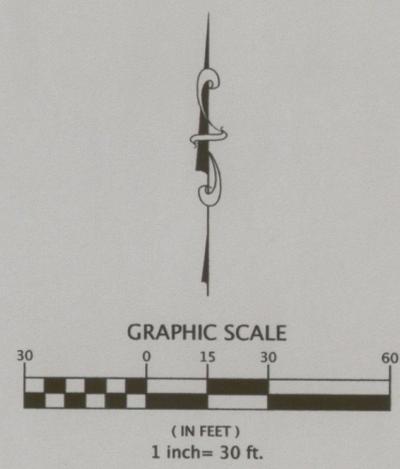
CASE NUMBER - FS-14-017



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: 8/29/2014  
By: *Charles R. Reed* Chairman  
By: *Dana B. Buehler* Secretary



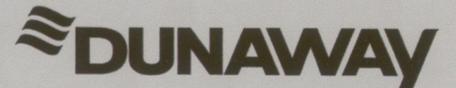
FS14-017

# Final Plat Of Lots 1R-1 and 1R-2, Block 15 Linwood Addition

situated in the William Bussell Survey, Abstract No. 151 and being a replat of Lot 1, Block 15, Linwood Addition as recorded in Volume 388-1B, Page 181 Plat Records of Tarrant County, Texas

2 Lots 0.2179 Acres

This plat was prepared in January 2014



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121 • Fax: 817.335.7437  
(TX REG. F-1114)

PLAT FILED IN TARRANT COUNTY DOCUMENT CONTROL NUMBER

Job Number: B000914.007

D214189743 DATE: 08/29/2014 Page 1 of 2

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DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE - SUITE  
400 FORT WORTH, TX 76107  
PH.: 817-335-1121  
FAX.: 817-335-7437

**OWNER/DEVELOPER:**  
VILLAGE HOMES, L.P.  
2929 WEST 5TH AVE., SUITE A  
FORT WORTH, TX 76107  
PH: 817-737-3377

**PROPERTY DESCRIPTION:**

BEING a 0.2179 acre tract of land situated in the William Bussell Survey, Abstract No. 151, Fort Worth, Tarrant County, Texas, said tract being all of Lot 1, Block 15, of Linwood Addition, an addition to the City of Fort Worth, as recorded in Volume 388-1B, Page 181, Plat Records of Tarrant County, Texas (P.R.T.C.T), said 0.2179 acre tract of land being more particularly described as follows:

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" (herein referred to as "with cap") for the northwest corner of said Lot 1 and the most westerly southwest corner of Block 19, of said Linwood Addition, and being on the east right-of-way line of Wimberly Drive (50 foot width);

THENCE North 89 degrees 59 minutes 12 seconds East, departing the east right-of-way line of said Wimberly Drive along the common north line of said Lot 1 and the south line of said Block 19, a distance of 124.00 feet to a found 1/2-inch iron rod for the common northeast corner of said Lot 1 and a southwesterly corner of said Block 19;

THENCE South 10 degrees 41 minutes 48 seconds East, along the common east line of said Lot 1 and a southwesterly line of said Block 19, a distance of 23.60 feet to a set 5/8-inch iron rod with cap for an angle point in the east line of said Lot 1 and the most northerly corner of Lot 2, Block 15, of said Linwood Addition;

THENCE South 26 degrees 22 minutes 36 seconds West, along the common east line of said Lot 1 and a north line of said Lot 2, a distance of 60.03 feet to a set 5/8-inch iron rod with cap for the southeast corner of said Lot 1 and an angle point in the north line of said Lot 2;

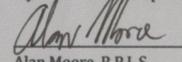
THENCE South 85 degrees 24 minutes 28 seconds West, along the common south line of said Lot 1 and the north line of said Lot 2, a distance of 100.00 feet to a set 5/8-inch iron rod with cap for the southwest corner of said Lot 1 and the northwest corner of said Lot 2, and being on the east right-of-way line of said Wimberly Drive, said point also being on a tangent circular curve to the right having a radius of 630.68 feet, and whose chord bears North 02 degrees 18 minutes 10 seconds West, a distance of 50.39 feet;

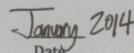
THENCE Northerly, along the common west line of said Lot 1 and the east right-of-way line of said Wimberly Drive, and along said tangent circular curve to the right, through a central angle of 04 degrees 34 minutes 43 seconds and an arc length of 50.40 feet to a set 5/8-inch iron rod with cap for the point of tangency;

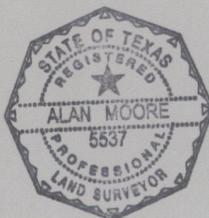
THENCE North 00 degrees 00 minutes 48 seconds West, continuing along said common line, a distance of 34.60 feet to the POINT OF BEGINNING and containing 0.2179 acres (or 9,492 square feet) of land, more or less.

**CERTIFICATION:**

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of January, 2014.

  
Alan Moore, R.P.L.S.  
Registered Professional Land Surveyor Texas  
Registration No. 5537

  
Date



STATE OF TEXAS §  
COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

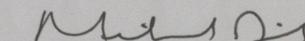
That, VILLAGE HOMES, L.P., does hereby adopt this plat to be known as:

LOTS 1R-1 AND 1R-2, BLOCK 15  
LINWOOD ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the easements and right-of-way shown hereon.

WITNESS UNDER MY HAND THIS THE 20<sup>th</sup> DAY OF August, 2014

VILLAGE HOMES, L.P. representative:



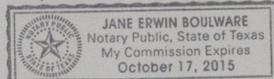
STATE OF TEXAS §  
COUNTY OF TARRANT §

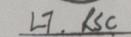
Before me, the undersigned, a Notary Public, in and for said County and State, on

this day personally appeared Michael Dike, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 20<sup>th</sup> day of August, 2014.

Notary Public, Tarrant County, Texas



  
9-28-2014

## Final Plat Of Lots 1R-1 and 1R-2, Block 15 Linwood Addition

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Page 2 of 2