

FLOOD NOTE:

FLOOD NOTE: Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0315K, with a date of identification of September 25, 2009, for Community No. 48439C, in Tarrant County, State of Texas, which is the Flood Insurance Rate Map for the community in which said premises is situated.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, KENNY TROUSDALE, is the owner of a tract of land situated in the M.P. Scott Survey, Abstract No. 1447, being a portion of Lot 3-A and all of Lot 3-B, Block 1, Village Acres Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat recorded in Volume 388-104 PG. 521, Plat Records, Tarrant County, Texas, and being all of that certain tract of land conveyed to Kenny Trousdale by Special Warranty Deed recorded in Instrument No. D204325697, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the Southeast corner of said Lot 3-B, and the Southwest corner of Lot 2, Block 1, Village Acres Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat recorded in Volume 388-101, Page 22, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 51 minutes 00 seconds West, along the common line of said Lots 3-B and 3-A and Lot 1, Block 1, Home Depot Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat recorded in Plat Cabinet A, Slide 4283, Plat Records, Tarrant County, Texas, 160.00 feet to a 1/2 inch iron rod found;

THENCE North 00 degrees 06 minutes 57 seconds East, 160.20 feet to a 1/2 inch iron rod found in the South line of Sycamore School Road;

THENCE North 89 degrees 55 minutes 20 seconds East, along the South line of said Sycamore School Road, 160.00 feet to a 1/2 inch iron rod set at the Northeast corner of said Lot 3-A and the Northwest corner of said Lot 2;

THENCE South 00 degrees 06 minutes 58 seconds West, along the common line of said Lot 3-A and Lot 2, a distance of 160.00 feet to the PLACE OF BEGINNING and containing 0.588 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS;

THAT, KENNY TROUSDALE, acting by and through the undersigned, its duly authorized agent, does hereby adopt this Plat designating the hereinabove described real property as VILLAGE ACRES ADDITION, LOT 3-ARK, BLOCK 1, an Addition in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon. The easements shown thereon are hereby reserved for the purposes indicated.

By: Kenny Trousdale
KENNY TROUSDALE, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared KENNY TROUSDALE, 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 considerations therein expressed.

GIVEN under my Hand and Seal of Office, this 16th day of April, 2014



D. J. Matherne
NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S STATEMENT

This is to certify that I, J.L. Lane, a Registered Professional Land Surveyor, of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this Plat correctly represents that survey made by me.

GIVEN under my Hand Seal of Office, this 15 day of April, 2014.

J.L. Lane
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509



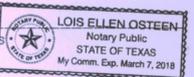
STATE OF TEXAS
COUNTY OF DALLAS

FS14-057

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared J.L. Lane, 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 considerations therein expressed.

GIVEN under my Hand and Seal of Office, this 15 day of April, 2014

Lois Ellen Osteen
NOTARY PUBLIC in and for the State of Texas



FINAL PLAT
LOT 3-ARK BLOCK 1
VILLAGE ACRES ADDITION
0.588 ACRES

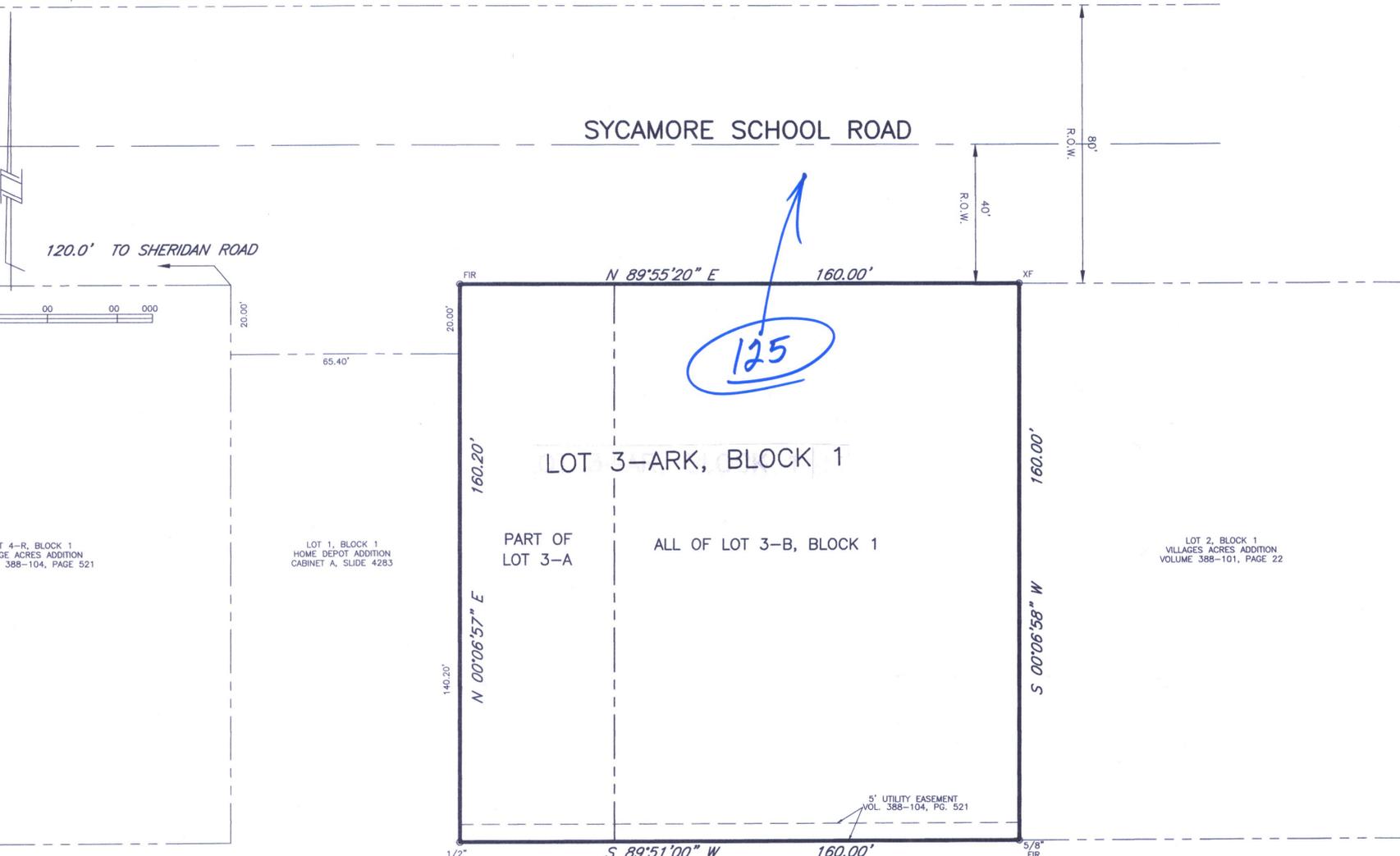
PART OF LOT 3-A, ALL OF LOT 3-B, BLOCK 1
VILLAGE ACRES ADDITION VOL. 388-104 PG. 521
PRTCT
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

REVISED 4-14-14
REVISED 4-15-14

DOC# D214083233 Date: 4/25/2014

FILE NO. RP-921

SYCAMORE SCHOOL ROAD



LOT 3-ARK, BLOCK 1

PART OF LOT 3-A
ALL OF LOT 3-B, BLOCK 1

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, fences, trees, shrubs, other growth or improvements which in any way endanger or interfere 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.

SITE DRAINAGE STUDY
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 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 current impact fee ordinance. 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.

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.

PARKWAY PERMIT
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.

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 lots and facilities shall include, but are not limited to: private streets, emergency access easements, and gated private entrances; recreation, landscape, and open space areas; water and wastewater distribution, collection, and treatment facilities; and clubhouse, recreation buildings and outdoor 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.

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.

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".

NOTE: Monuments were set for all corners.

PLAT NOTES:

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 restriction.

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: 4/24/2014
By: Charles R. Reed Chairman
By: Daniel B. ... Secretary

KENNY TROUSDALE
113. BELLVUE DR.
FORT WORTH, TEXAS 76134
PH

LANE'S SOUTHWEST SURVEYING INC.
2717 MOTLEY DR, SUITE B
MESQUITE, TEXAS 75150-3812
PHONE (972) 681-4442 FAX 681-4829
E-MAIL JLTLKH@EARTHLINK.NET

FORT WORTH
COUNTY CLERK
C. J. ...
4-27-14
CASE NO. FS-14-057