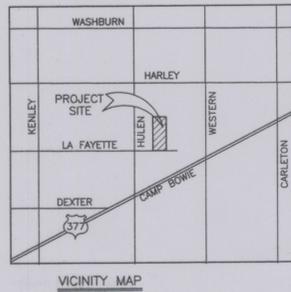


Scale 1" = 20'



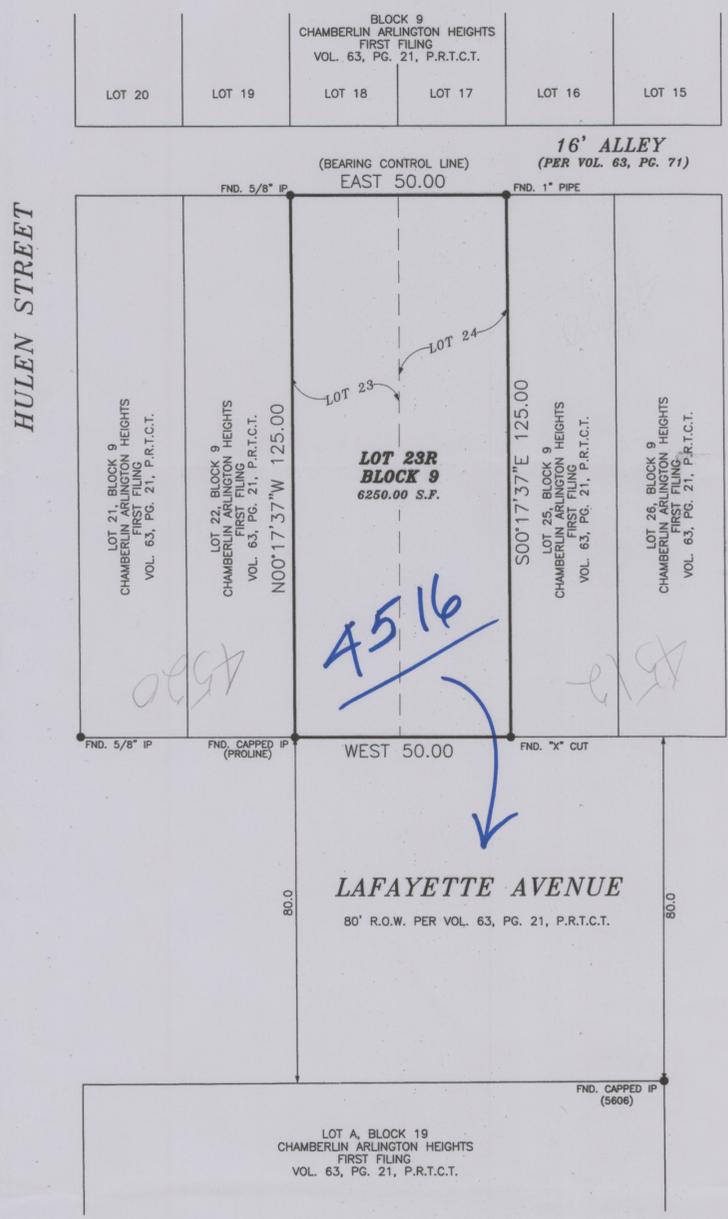
- NOTES:**
- ALL IRON PINS SET ARE CAPPED 1/2" STAMPED (LBS #3946)
 - MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM 2' ABOVE THE ULTIMATE 100 YEAR FLOOD ELEVATIONS AS SHOWN IN THE DRAINAGE STUDY UNDER CITY FILE NUMBER FP-05-075-CLM.
 - ACCORDING TO FEMA MAP NO. 48439C0285K, ZONE X, DATED 9-25-09 THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.
 - PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS & DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- P.R.V. REQUIRED:**
P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.
- COMMUNITY FACILITIES AGREEMENT:**
COMMUNITY FACILITIES AGREEMENT REQUIRED FOR STREETS (TO INCLUDE BORDER STREETS, ALLEYS AND ACCESS EASEMENTS), LIGHTS, SIGNS, SIDEWALKS, AND DRAINAGE IMPROVEMENTS.
- BUILDING PERMITS:**
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER 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".
- 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 GROWTHS 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.
- 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.
- COVENANTS OR RESTRICTIONS ARE UN-ALTERED:**
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF 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.
- 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.

OWNERS:
LPM HOLDING, LLC
PATTI LYERLA
P.O. BOX 26863
FORT WORTH, TEXAS 76126
817.737.7777

OWNERS REP.:
PALO EQUITY
MARK NEWBY
P.O. BOX 26863
FORT WORTH, TEXAS 76126
817.629.1896

SURVEYOR:
LOYD BRANSOM SURVEYORS, INC.
CHARLES B. HOOKS, JR., RPLS
1028 N. SYLVANIA AVE.
FORT WORTH, TEXAS 76111
817.834.3477
FAX: 817.831.9818

14-282
05-23-14
T.FACAN



BLOCK 9 CHAMBERLIN ARLINGTON HEIGHTS FIRST FILING VOL. 63, PG. 21, P.R.T.C.T.					
LOT 20	LOT 19	LOT 18	LOT 17	LOT 16	LOT 15

16' ALLEY
(PER VOL. 63, PG. 71)

HULEN STREET

(BEARING CONTROL LINE)
EAST 50.00

FND. 5/8" IP

FND. 1" PIPE

WEST 50.00

FND. "X" CUT

WEST 50.00

FND. CAPPED IP (5606)

LOT A, BLOCK 19
CHAMBERLIN ARLINGTON HEIGHTS
FIRST FILING
VOL. 63, PG. 21, 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 APPROVED DATE: 6/13/2014

BY: *Charles B. Hooks, Jr.* CHAIRMAN

BY: *James B. Hughes* SECRETARY



STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, LPM HOLDINGS, LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, PROPERTY, TO WIT:

BEING LOTS 23 AND 24, BLOCK 9 OF CHAMBERLIN ARLINGTON ARLINGTON HEIGHTS, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 21, PLAT RECORDS, TARRANT COUNTY, TEXAS.

DO HEREBY ADOPT THIS PLAT AS OUR PLAN FOR SUBDIVIDING THE SAME TO BE KNOWN AS LOT 23R, BLOCK 9, CHAMBERLIN ARLINGTON HEIGHTS, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN THEREON.

EXECUTED THIS 6 DAY OF June, 2014

Patti Lyerla

LPM HOLDINGS, LLC
PATTI LYERLA

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATTI LYERLA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6 DAY OF June, 2014.

NOTARY PUBLIC

Amy Medina

FS14-086

FINAL PLAT
OF
LOT 23R, BLOCK 9
CHAMBERLIN ARLINGTON HEIGHTS
FIRST FILING

AN ADDITION TO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A REVISION OF LOTS 23 AND 24, BLOCK 9, CHAMBERLIN ARLINGTON HEIGHTS, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 21, PLAT RECORDS, TARRANT COUNTY, TEXAS.

ZONED "B"
6250.00 S.F.



THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVING PLATTED 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 THE PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

Charles B. Hooks, Jr.

CHARLES B. HOOKS, JR. 05-23-14
DATE

THIS PLAT FILED IN INSTRUMENT NO. D214123624 DATED 06/13/2014

FS-14-086