

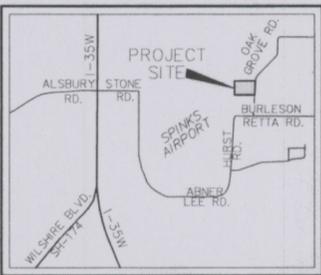
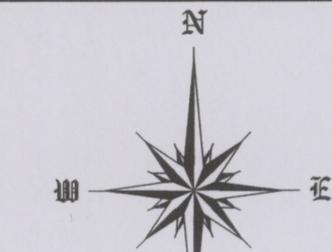
0' 60' 120' 180'

LEGEND

- IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRS IRON ROD SET WITH CAP STAMPED
CIRF CAPPED IRON ROD FOUND
C.M. CONTROLLING MONUMENT
B.L. BUILDING LINE

CITY OF FORT WORTH STANDARD PLAT NOTES:

- 1. 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 ADD TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
2. NO PERMANENT BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
3. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS AND SAID OWNERS SET FORTH IN THIS PARAGRAPH.
4. PRIVATE SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.
5. 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.
6. 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.
7. 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.
8. 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.
9. SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARD".
10. COMPLIANCE WITH ORDINANCE 18615-05-2009 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.
11. THE CURRENT FINAL ISWM PLAN FOR LOT 1, BLOCK 1, KINGDOM HALL ADDITION COVERS PHASE I DEVELOPMENT ONLY. BASED ON THE PRELIMINARY STORM WATER MANAGEMENT PLAN PREPARED BY WEBB CONSULTING GROUP, INC., FOR BURLERSON KINGDOM HALL, DATED OCTOBER 29, 2014, A 0.35 ACRE-FOOT DETENTION BASIN IS REQUIRED FOR THE NORTHERN SECTION (PHASE II) OF LOT 1, BLOCK 1, KINGDOM HALL ADDITION TO DECREASE PHASE II DEVELOPMENT PEAK STORM RUNOFF BACK TO THE DOWNSTREAM CAPACITY. A FINAL STORM WATER MANAGEMENT PLAN FOR PHASE II DEVELOPMENT MUST BE SUBMITTED AND ACCEPTED BY TO THE CITY OF FORT WORTH FOR LOT 1, BLOCK 1, PRIOR TO ANY SOIL DISTURBANCE NOT DESCRIBED AS A PHASE I ACTIVITY IN THE CURRENT FINAL ISWM PLAN.

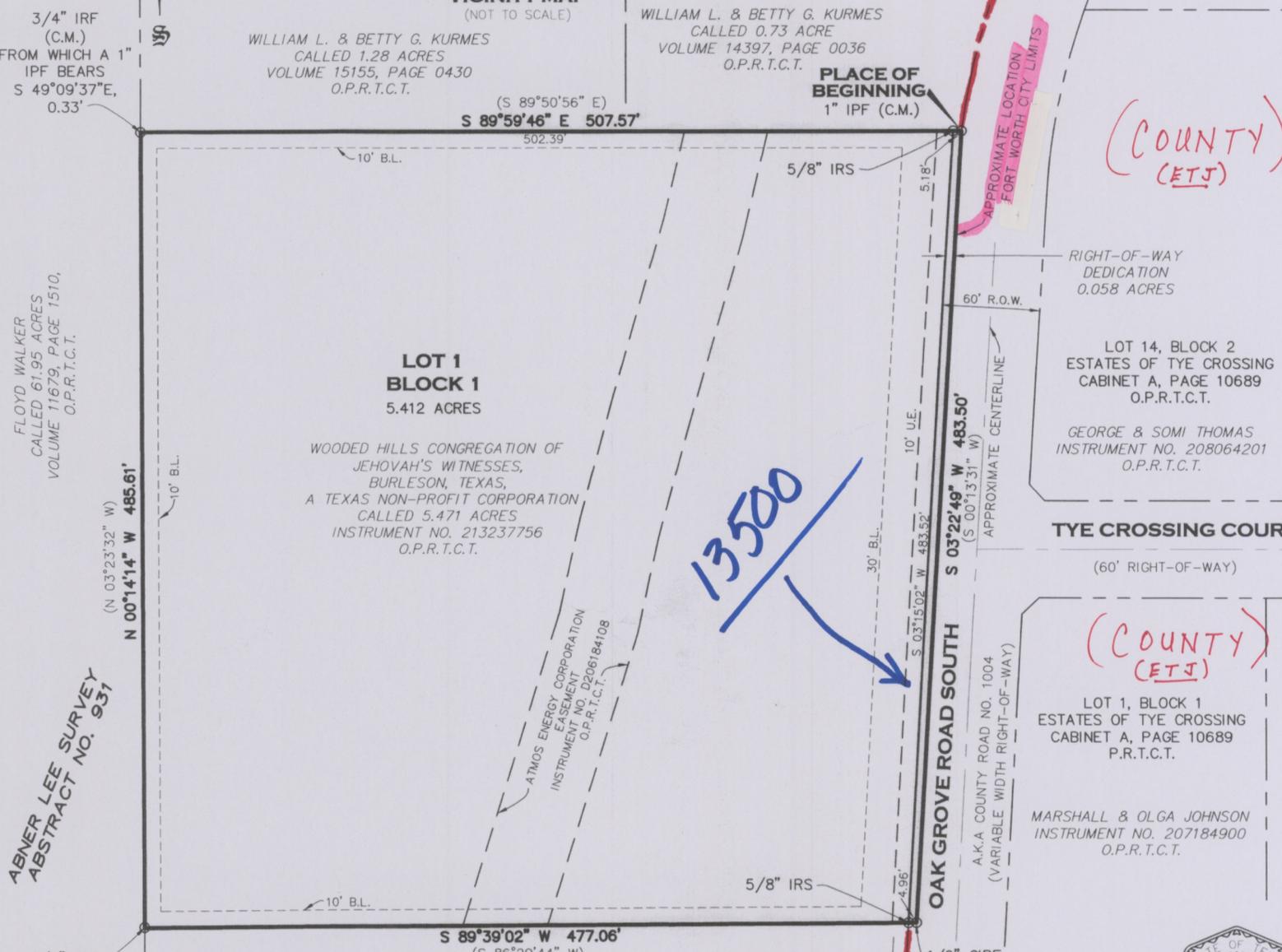


VICINITY MAP (NOT TO SCALE)

WILLIAM L. & BETTY G. KURMES CALLED 1.28 ACRES VOLUME 15155, PAGE 0430 O.P.R.T.C.T.

WILLIAM L. & BETTY G. KURMES CALLED 0.73 ACRE VOLUME 14397, PAGE 0036 O.P.R.T.C.T.

PLACE OF BEGINNING 1" IPF (C.M.)



LOT 1 BLOCK 1 5.412 ACRES

WOODED HILLS CONGREGATION OF JEHOVAH'S WITNESSES, BURLERSON, TEXAS, A TEXAS NON-PROFIT CORPORATION CALLED 5.471 ACRES INSTRUMENT NO. 213237756 O.P.R.T.C.T.

LOT 1, BLOCK 1 WHATLEY ADDITION INSTRUMENT NO. 211243814 P.R.T.C.T.

APPROXIMATELY 695'± TO BURLERSON-RETTA ROAD.

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON APRIL 24, 2014 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF FORT WORTH, TEXAS.

Robert L. Young REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5400

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. ACCORDING TO A COPY OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48439C0435 K, EFFECTIVE DATE OF SEPTEMBER 25, 2009, THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD ZONE. THIS SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA MAP OR FOR ANY SURFACE DRAINAGE THAT MAY OCCUR.
4. () DENOTES RECORD DATA.

DOCUMENT NO. 0215015194 DATE 01/23/2015

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT ZANE McNAIR, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12/31/2014 DAY OF DECEMBER, 2014.

Robert Zane McNaair 12/31/2014 DATE ROBERT ZANE McNAIR

Laura Grace Psenick Notary Public, State of Texas My Commission Expires June 03, 2018

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE ABNER LEE SURVEY, ABSTRACT NO. 931, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.471 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 213237756, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 5.471 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF A CALLED 0.73 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 14397, PAGE 0036, O.P.R.T.C.T., AND BEING IN THE WEST LINE OF OAK GROVE ROAD SOUTH, (A.K.A. COUNTY ROAD NO. 1004), (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 03°22'49" W, WITH THE EAST LINE OF SAID 5.471 ACRE TRACT AND SAID WEST LINE OF OAK GROVE ROAD SOUTH, A DISTANCE OF 483.50 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "ENCOMPASS", FOUND FOR THE SOUTHEAST CORNER OF SAID 5.471 ACRE TRACT;

THENCE S 89°39'02" W, PASSING A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE AT A DISTANCE OF 4.96 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 477.06 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 5.471 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, WHATLEY ADDITION, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 211243814, P.R.T.C.T., AND BEING IN THE EAST LINE OF A CALLED 61.95 ACRE TRACT, AS DESCRIBED IN A DEED RECORDED IN VOLUME 11679, PAGE 1510, O.P.R.T.C.T.;

THENCE N 00°14'14" W, WITH THE COMMON LINE BETWEEN SAID SAID 5.471 ACRE TRACT AND SAID 61.95 ACRE TRACT, A DISTANCE OF 485.61 FEET TO A 3/4" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 5.471 ACRE TRACT, FROM WHICH A 1" PIPE FOUND BEARS S 49°09'37"E, A DISTANCE OF 0.33 FEET, SAID 3/4" IRON ROD FOUND, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 1.28 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 15155, PAGE 0430, O.P.R.T.C.T.;

THENCE S 89°59'46" E, WITH THE NORTH LINE OF SAID 5.471 ACRE TRACT, PASSING A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE AT A DISTANCE OF 502.39 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 507.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.471 ACRES OF LAND, OF WHICH 0.058 ACRES LIES WITHIN AN AREA TO BE DEDICATED AS RIGHT-OF-WAY FOR OAK GROVE ROAD SOUTH.



FS14-092 MAY 2014 FINAL PLAT SHOWING

LOT 1, BLOCK 1, KINGDOM HALL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS. ABNER LEE SURVEY, ABSTRACT NO. 931, TARRANT COUNTY, TEXAS.

OWNER: WOODED HILLS CONGREGATION OF JEHOVAH'S WITNESSES, BURLERSON, TEXAS, 1556 BAKER ROAD, BURLERSON, TEXAS 76028 PHONE: 817-718-4118



L.T. RSC 1-22-15

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS. Plat Approval Date: Jan 23, 2015. By: Mary Ellsott, Secretary.

REVISED 11-18-14 FS-14092

Table with 3 columns: Scale (1" = 60'), Date (12/29/14), DWG (20140045-FINAL PLAT); Drawn (LGP), Checked (RLY), Job (20140045).