OWNER'S CERTIFICATION

STATE OF TEXAS ~

COUNTY OF TARRANT ~

WHEREAS, Fort Worth Independent School District is the owner of a 6.000 acre tract of land situated in the M.J. Arocha Survey, Abstract No. 1, City of Fort Worth, Tarrant County, Texas; said tract being part of Block 33, Greenbriar, an addition to the City of Fort Worth according to the plat recorded in Volume 388–W, Page 100, of the Plat Records of Tarrant County, Texas; said tract also being all of that tract of land described in Warranty Deed to Fort Worth Independent School District recorded in Volume 2483, Page 570 of the Deed Records of Tarrant County, Texas.

BEGINNING, at a 1/2–inch iron rod with "PACHECO KOCH" cap set at the northwest corner of said Block 33; said point being the intersection of the south right–of–way line of Grady Lee Street (a variable width right–of–way) and the east right–of–way line of James Avenue (a variable width right–of–way); from said point a 5/8–inch iron rod with "BHB" cap found bears North 15 degrees, 59 minutes West, a distance of 1.6 feet;

THENCE, North 89 degrees, 01 minutes, 21 seconds East, with the said south line of Grady Lee Street, a distance of 349.91 feet to a 5/8–inch iron rod found at the northeast corner of said Block 33; said point being the intersection of the said south line of Grady Lee Street and the west right–of–way line of Basil Avenue (a 50–foot wide right–of–way);

THENCE, South 00 degrees, 45 minutes, 39 seconds East, with the said west line of Basil Avenue, a distance of 750.00 feet to a 5/8–inch iron rod with "BHB" cap found for corner in the north line of Block 33A–R, Greenbriar Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Cabinet A, Slide 6778 of the said Plat Records;

THENCE, South 89 degrees, 01 minutes, 21 seconds West, departing the said west line of Basil Avenue, a distance of 347.07 feet to a point at the northwest corner of said Block 33A–R; said point being in the said east line of James Avenue;

THENCE, North 00 degrees, 58 minutes, 39 seconds West, with the said east line of James Avenue; a distance of 750.00 feet to the POINT OF BEGINNING;

CONTAINING; 261,365 square feet or 6.000 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS ~

COUNTY OF TARRANT ~

NOW, AND THEREFORE, know all men by these presents that, FORT WORTH INDEPENDENT SCHOOL DISTRICT does hereby adopt this plat as **LOT 2, BLOCK 33R, GREENBRIAR**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights–of–way and easements as shown hereon.

Executed this the 14th day of August, 2014.

FORT WORTH INDEPENDENT SCHOOL DISTRICT

By: _____
Name: Robert J. Palmer
Title: Senior Officer, FWISD Capital Improvement Program

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert J. Palmer, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of August, 2014.

_____
Notary Public in and for the State of Texas
My Commission Expires: October 1, 2016

LAKEISHA S. FIELDS
MY COMMISSION EXPIRES
October 1, 2016

SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

I, Rene Silvas, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on March 29, 2014, and that all corners are shown hereon.

_____
René Silvas
Registered Professional Land Surveyor
No. 5921

STATE OF TEXAS
REGISTERED
RENÉ SILVAS
5921
PROFESSIONAL
LAND SURVEYOR

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared René Silvas, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Rene Silvas and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of August, 2014.

_____
Notary Public in and for the State of Texas
My Commission Expires: 11-2-14

DANA M. CLOWER
MY COMMISSION EXPIRES
NOVEMBER 2, 2014

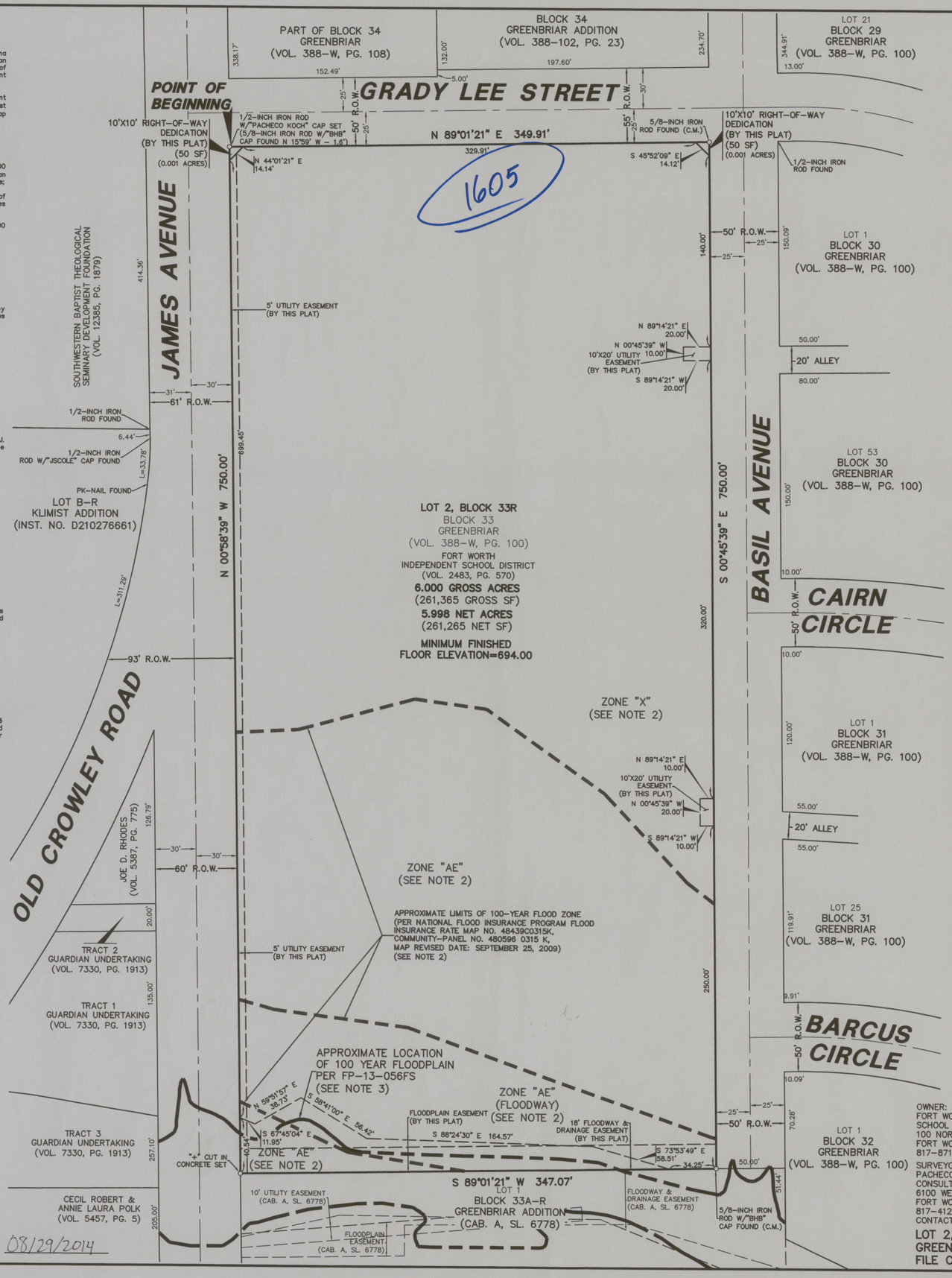
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 8/29/2014

By: _____ Chairman

By: _____ Secretary

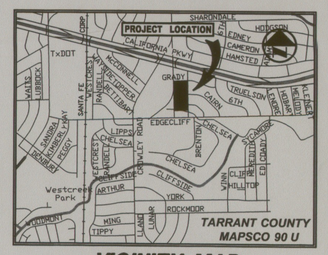


FILED FOR RECORD AS DOCUMENT NO. D214189745, P.R.T.C.T., DATE 08/29/2014

08-06-2014 RCVD

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- (C.M.) CONTROLLING MONUMENT
- CENTER LINE
- FEMA FLOOD LINE
- OPEN CHANNEL
- STUDY FLOOD LINE



VICINITY MAP
(NOT TO SCALE)

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.

Utility Easements
Any public franchised 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.

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 and paving improvements; and approval is obtained from the City of Fort Worth.

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.

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, cable or other utility easement of any type.

Transportation Impact Fees
The City of Fort Wort has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this 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.

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.

Floodplain restriction
No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Floodplain/drainageway maintenance
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

Pressure Reducing Valves Required
Pressure reducing valves will be required if water pressure exceeds 80 P.S.I.

NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System – NAD 83, North Central Zone 4202, based on observations made on March 18, 2014 with a combined scale factor of 1.00012.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0315K, Community–Panel No. 480596 0315 K Map Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" and Zone "AE" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

   Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

   Zone "AE" – Floodway Areas in Zone AE: The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

   Zone "AE" – Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base elevations determined.
3. Revised Existing Floodplain EB–1 per Figure 4.1 of Edgecliff Tributaries Open Channel Study, Case No. FP–13–056FS, prepared by Teague Nall and Perkins dated August 2012.

FORT WORTH FIRE DEPARTMENT
LT. RSC
8-28-14

FS14-112

OWNER:
FORT WORTH INDEPENDENT SCHOOL DISTRICT
100 NORTH UNIVERSITY DRIVE
FORT WORTH, TX 76107
817–871–2000

SURVEYOR:
PACHECO KOCH
CONSULTING ENGINEERS, INC.
6100 WESTERN PLACE. STE 1001
FORT WORTH, TX 76107
817–412–7155
CONTACT: MICHAEL L. LEWIS, JR.

LOT 2, BLOCK 33R
GREENBRIAR
FILE CASE NO.: FS–014–112

FINAL PLAT

LOT 2, BLOCK 33R GREENBRIAR

BEING A REPLAT OF PART OF BLOCK 33, GREENBRIAR
LOCATED IN THE CITY OF FORT WORTH, TEXAS
AND BEING OUT OF THE
M.J. AROCHA SURVEY, ABSTRACT NO. 1,
TARRANT COUNTY, TEXAS

Pacheco Koch
DALLAS • FORT WORTH • HOUSTON
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
PMD	RS	1"=40'	MAY 2014	3538–14.120

DWG FILE: 3538–14.120FP.DWG

FINAL PLAT - LOT 2, BLOCK 33R, GREENBRIAR