



**Legend**  
 D.R.T.C.T. - DEED RECORDS, TARRANT COUNTY, TEXAS  
 P.R.T.C.T. - PLAT RECORDS, TARRANT COUNTY, TEXAS  
 O.P.R.T.C.T. - OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
 CRS - 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET  
 CRSP - 1/2" CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET  
 PREVIOUSLY BY THIS SURVEYOR IN 2014

**JPH Land Surveying, Inc.**  
 807 Bluebonnet Drive, Suite C  
 Keller, Texas 76248  
 Tel (817)431-4971 www.jphs.com  
 TBPLS Firm #100195-00

**Title Company**  
 RATTIKIN TITLE COMPANY  
 201 Main Street, Suite 800  
 Fort Worth, TX 76102  
 Phone: (817) 332-1171

**Developer/Owner**  
 VAQUERO OFFICE PARTNERS, LP  
 3211 West 4th Street  
 Fort Worth, TX 76107  
 Attn: Karen Cosby  
 kcosby@vaqueroventures.com

**ENGINEER**  
 CEI  
 Tri West Plaza  
 3030 LBJ Freeway, Suite 100  
 Dallas, Texas 75234  
 (972)488-3737

Scale: 1" = 20'

JPH Job No. 2014.022.002  
 © 2014 JPH Land Surveying, Inc. - All Rights Reserved

**Standard Plat Notes**

**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.

**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.

**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.

**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.

**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, shall be prepared and submitted by the party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

**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 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.

**Flood Plain/Drainage-Way: 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 drainageways 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.

**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".

**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.

**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.

**Surveyor's Certification:**  
 I, Robert A. Hansen, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

Revision Note  
 Initial Submittal date: June 02, 2014  
 Revised: July 9, 2014 - To include Lot A, Block 3 in the replat

Water Note  
 -P.R.V. required -  
 P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

**Surveyor's Notes**

- As shown on the Flood Insurance Rate Map (FIRM), for the City of Fort Worth, Tarrant County, Texas, Community Panel Number 484390190K, revised September 25, 2009 as published by the Federal Emergency Management Agency (FEMA) the subject tract lies in:
  - Other Areas - Zone X (unshaded) areas outside the 0.2-percent-annual-chance floodplain;
  - Zone X (shaded) areas of 0.2% annual chance flood; areas of 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;
  - Zone AE, base flood elevations determined.
- This survey was performed with the benefit of a title commitment by Alliant National Title Insurance Company, Commitment Number 14-00167 effective date January 01, 2014 and issued January 22, 2014. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("record documents"), documents of record referred to in the record documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on this survey except for those items listed within Schedule B of said commitment.
- The bearings and distances shown in parenthesis are those stated on the recorded plat. The bearings and distances not in parenthesis are those measurements made as part of this survey.
- Elevations are based on NAVD 1988 per GPS observations using the Texas RTK Network. The site benchmark is a mag nail with washer stamped "JPH Land Surveying" set on a concrete curb on the southerly side of Wingate Street, approximately 145' westerly of the intersection of Wingate Street with Wimberly Street.
- Basis of Bearings:** The Texas Coordinate System of 1983, North Central Zone 4202 (by GPS observation).
- Variable width easement as shown running across the property, east to west, recorded in Volume 388-216, Page 1 of the Plat Records of Tarrant County, Texas. Said easement appears to be first dedicated by the plat recorded in Volume 388-B, Page 181 of said Plat Records but lacked dimensions to properly locate said easement.
- Elevations are based on NAVD 1988 per GPS observations using the Texas RTK Network. The site benchmark is a mag nail with washer stamped "JPH Land Surveying" set on a concrete curb on the southerly side of Wingate Street, approximately 145' westerly of the intersection of Wingate Street with Wimberly Street.
- The purpose of this replat** is to replat Lot A and Lot 14-R, Block 3 into one lot.

**City Plan Commission**  
**City of Fort Worth, Texas**  
**Case No. FS-14-114**  
 This plat is valid only if recorded within ninety (90) days after date of approval.

**Plat Approval Date:** 4/2/2015

**By:** *Cheryl R. Reed* (Chairman)  
**By:** *Danae S. [Signature]* (Secretary)

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS, VAQUERO OFFICE PARTNERS, LP is the owner of a tract of land situated in the William Bussell Survey, Abstract Number 151 in the City of Fort Worth, Tarrant County, Texas. Said tract of land being all of Lot 14-R, Block 3, Linwood Addition, according to the plat recorded in Volume 388-216, Page 1 of the Plat Records of Tarrant County, Texas, as evidenced by the deed to VAQUERO OFFICE PARTNERS, LP recorded under Instrument Number D214112050 of the Official Public Records of Tarrant County, Texas, and being all of Lot A, Block 3, Linwood Addition, according to the plat recorded in Volume 388-B, Page 181 of said Plat Records, as evidenced by the deed to VAQUERO OFFICE PARTNERS, LP recorded under Instrument Number D214121622 of said Official Public Records, being more particularly described as follows:

BEGINNING at a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set at the southeast corner of said Lot 14-R, Block 3;

THENCE NORTH 64 degrees 55 minutes 15 seconds WEST, 155.11 feet with the south line of said Lot 14-R, Block 3 to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set previously by this surveyor at the southwest corner of said Lot 14-R, Block 3;

THENCE NORTH 20 degrees 24 minutes 45 seconds EAST, 176.89 feet with the west line of said Lot 14-R, Block 3 and the west line of said Lot A, Block 3 to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set previously by this surveyor at the northwest corner of said Lot 14-R;

THENCE the following four (4) calls coincident with and to the corners of said Lot 14-R:

- SOUTH 89 degrees 58 minutes 02 seconds EAST, 139.18 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set previously by this surveyor;
- SOUTH 00 degrees 01 minutes 58 seconds WEST, 25.90 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set previously by this surveyor at the beginning of a tangent curve concave to the west having a radius of 345.00 feet;
- southerly an arc length of 150.81 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set previously by this surveyor at the beginning of a tangent line to the aforementioned curve;
- SOUTH 25 degrees 04 minutes 45 seconds WEST, 65.70 feet to the POINT OF BEGINNING, containing 0.745 acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, VAQUERO OFFICE PARTNERS, LP, acting by and through the undersigned, its duly authorized agents, do hereby adopt this plat designating the herein above described property as **Linwood Addition, Lot 14-R1, Block 3**, an addition in the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

By: *W.A. [Signature]* 11-20-14 *W.A. Landwehr III, Manager of General Practice*  
 VAQUERO OFFICE PARTNERS, LP Date Print Name/Title

STATE OF TEXAS §  
 COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *W.A. Landwehr III* OF VAQUERO OFFICE PARTNERS, LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20<sup>th</sup> DAY OF *November*, 2014.

*Emily L. Crockett*  
 NOTARY PUBLIC, STATE OF TEXAS

EMILY L. CROCKETT  
 Notary Public, State of Texas  
 My Commission Expires February 07, 2016

**FS14-114**

**VICINITY MAP**  
 NOT TO SCALE

**Final Plat**  
**LOT 14-R1, BLOCK 3**  
 being a replat of  
**LOT 14-R, BLOCK 3, LINWOOD ADDITION**  
**VOLUME 388-216, PAGE 1 & Lot A, Block 3, Linwood Addition, Volume 388-B, Page 181**  
**P.R.T.C.T.**  
 AN ADDITION IN THE CITY OF  
**FORT WORTH, TARRANT COUNTY, TEXAS**  
 0.745 acres - One Lot - William Bussell Survey, Abstract Number 151  
 Document Number **D215067114**, D. No. **04/02/2015**