



LOCATION MAP (NOT TO SCALE)

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.

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 II of said ordinance, and is due on the date a building permit is issued.

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 the connection date to the municipal water and/or wastewater system.

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 site grading plan in some cases may be adequate to show conformance). 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.

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".

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 Maintenance Note

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 of said owners set forth in this paragraph.

Flood Statement

According to the F.E.M.A. Flood Insurance Rate Map, Panel No. 48439C0070K, effective date September 25, 2009, by scale, no portion of this property lies within the 100 year flood zone.

P.R.V.

Pressure Reducing Valves will be required if water pressure exceeds 80 psi.

Sanitary Sewer

Sewer to be served by private individual disposal system.

James DeOtte Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT
 6707 Brentwood Stair Road
 Suite 200
 Fort Worth, Texas 76112
 (817)446-6877



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 12/18/2014

BY: Amber B. Reed CHAIRMAN
 BY: Daniel S. Bynum SECRETARY

NOTES:

1) BASIS OF BEARING FOR THIS PLAT IS THE EAST LINE OF TRACT 13 (S01°24'W) AS CALLED IN DEED RECORDED IN INSTRUMENT NO. D210061233, DEED RECORDS, TARRANT COUNTY, TEXAS.

OWNER:
 MICHAEL A. ARMSTRONG
 3140 WATERSIDE DRIVE
 ARLINGTON, TX 76012

OWNER'S CERTIFICATE

STATE OF TEXAS: _____
 COUNTY OF TARRANT: _____ LEGAL DESCRIPTION

WHEREAS, MICHAEL A. ARMSTRONG is the owner of a certain parcel of land situated in the L. Hansbrough Survey, Abstract No. 747, and the J R Knight Survey Abstract No. 902, in Tarrant County, Texas, as recorded in Instrument No. D210061233, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod stamped "B.M." found lying in the south right of way line of Ray White Road (variable width right of way) for the northeast corner of this described tract and an interior north corner of a tract of land deeded to Andrew T. Armstrong as recorded in Volume 5321, Page 852, D.R.T.C.T.;

THENCE departing the south right of way line of Ray White Road and along the common line with the Andrew T. Armstrong tract, South 01 degrees 24 minutes 00 seconds West, a distance of 201.71 feet to a found 5/8 inch capped iron rod stamped "B.M.";

THENCE continuing along the common line with the Andrew T. Armstrong tract, North 88 degrees 42 minutes 00 seconds West, a distance of 197.36 feet to a found 5/8 inch iron rod;

THENCE continuing along the common line with the Andrew T. Armstrong tract, North 01 degrees 24 minutes 00 seconds East, a distance of 201.71 feet to a point lying in the south right of way line of Ray White Road;

THENCE departing the common line with the Andrew T. Armstrong tract and along the south right of way line of Ray White Road South 88 degrees 42 minutes 00 seconds East, a distance of 197.36 feet to the POINT OF BEGINNING and containing 39,809 square feet or 0.914 acres of land, more or less, less 987 square feet or 0.023 acres of right of way.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas and does hereby dedicate to the public's use forever the right-of-way and easements as shown here on.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MICHAEL A. ARMSTRONG, does hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK 1, A.T. ARMSTRONG ADDITION, in 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 hereon.

WITNESS, my hand, this the 16 day of December, 2014.

By: Michael Armstrong
 Michael A. Armstrong, Owner

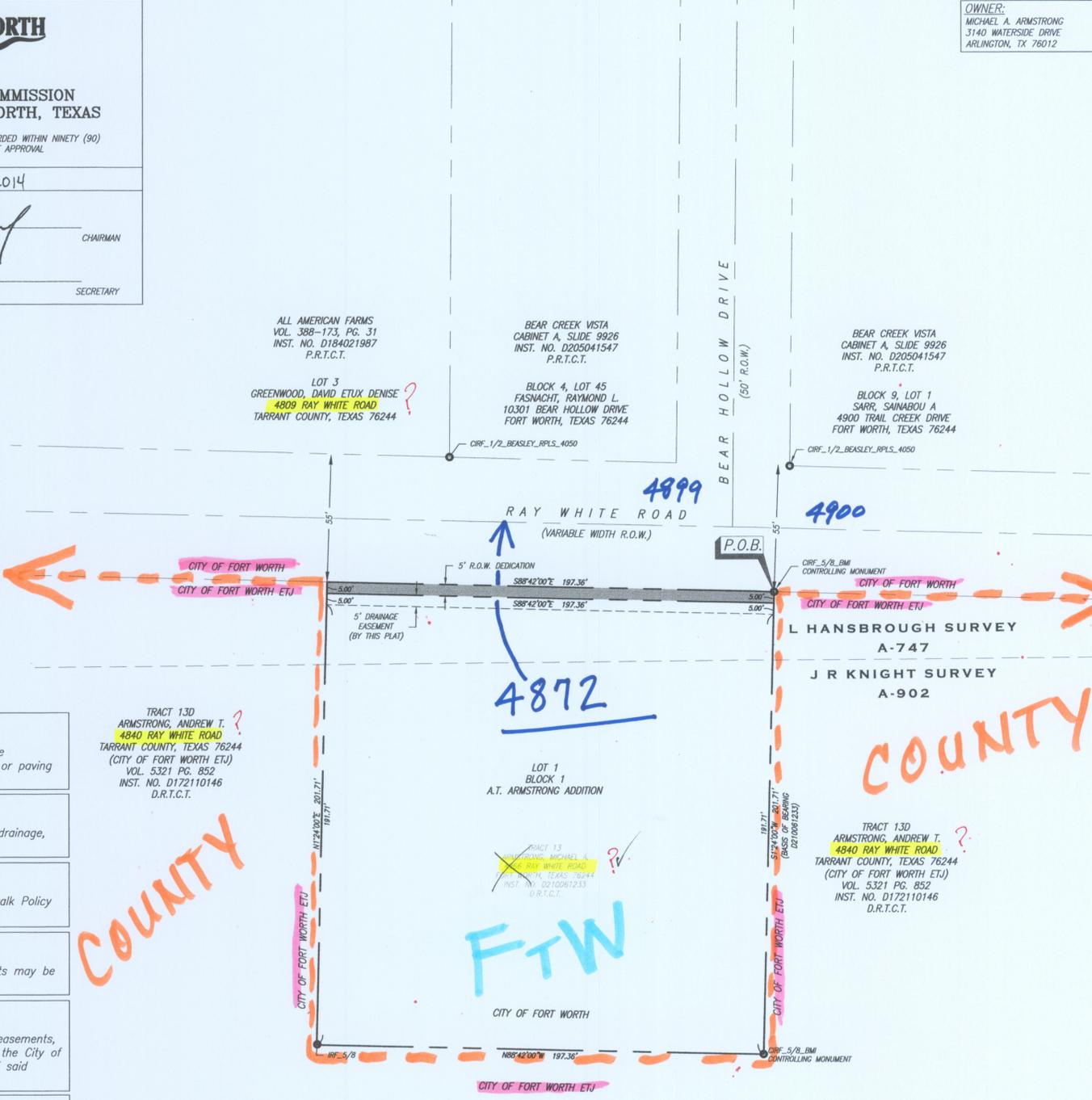
STATE OF Texas
 COUNTY OF Tarrant

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared Michael A. Armstrong, 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 consideration therein expressed.

Given under my hand and seal of office this 16th day of December, 2014.

Connie Casarez
 NOTARY PUBLIC in and for the STATE OF TEXAS

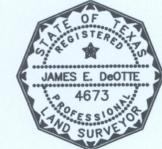
CONNIE CASAREZ
 Notary Public, State of Texas
 My Commission Expires January 16, 2016



I, James E. DeOtte, a Registered Professional Land Surveyor for the State of Texas, do hereby state that the Subdivision plat shown hereon accurately represents the described property, as determined by a survey made on the ground, under my direction and supervision.

Date: 12/18/2014

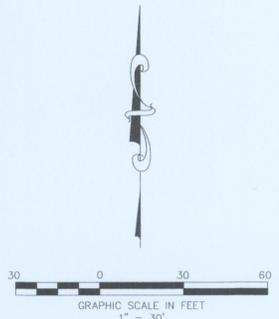
James E. DeOtte
 Registered Professional Land Surveyor
 Texas Registration No. 4673



COUNTY

COUNTY

COUNTY



Case Number:
 FS-14-133



FS14-133

FINAL PLAT
 LOT 1 - BLOCK 1
 A.T. ARMSTRONG ADDITION
 Being all of Tract 13
 L Hansbrough Survey Abstract No. 747 &
 J R Knight Survey Abstract No. 902
 as recorded in Instrument No. D210061233
 0.914 acres of land
 FORT WORTH,
 TARRANT COUNTY, TEXAS
 DECEMBER, 2014

DOCUMENT NO. D214275110 DATE 12/19/2014

CASE NO. FS-14-133