

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone, as established by GPS observation.

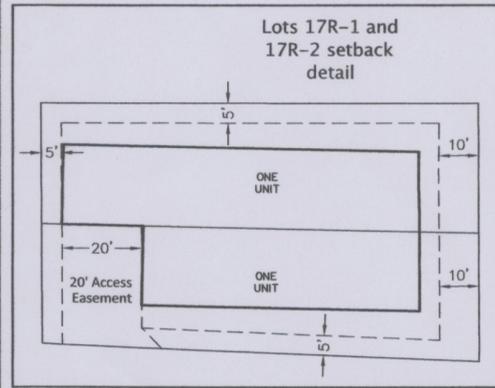
5/8" iron rod with yellow cap stamped "Dunaway Assoc. LP" set for all property corners, points of curvature and points of tangency unless otherwise shown hereon.

Compliance with the City of Fort Worth Tree Preservation Ordinance #18615-05-2009 is not required.

According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 190 of 495, Map Number 48439C0190 K, Map Effective Date: September 25, 2009, the subject property is located in Zone "X (unshaded)", defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.

(C.M.) Control Monument

This will be developed as single-family attached/townhomes.



**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.

**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.

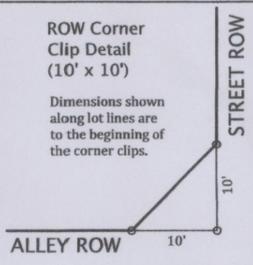
**Construction Prohibited Over Easements**  
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**Parway Permit**  
Parway 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 parway permit.

**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.

**Private Common Areas and Facilities Maintenance**  
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.



**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 this 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.

**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".

**P.R.V. Required**  
Private P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

**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.

**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.

**Residential Driveway Access Limitation**  
Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:  
a. Rear entry access shall be provided from an abutting side or rear alley or  
b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

**Special Needs Note**  
Alley to be paved to nearest street if used for access.

CASE NUMBER - FS-14-153

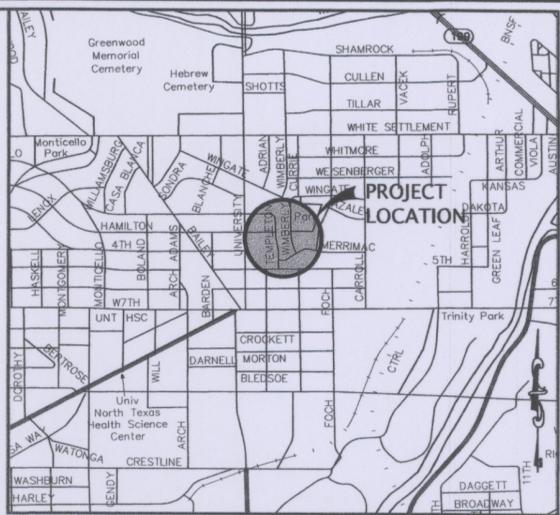
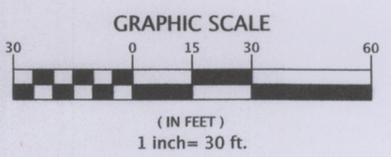
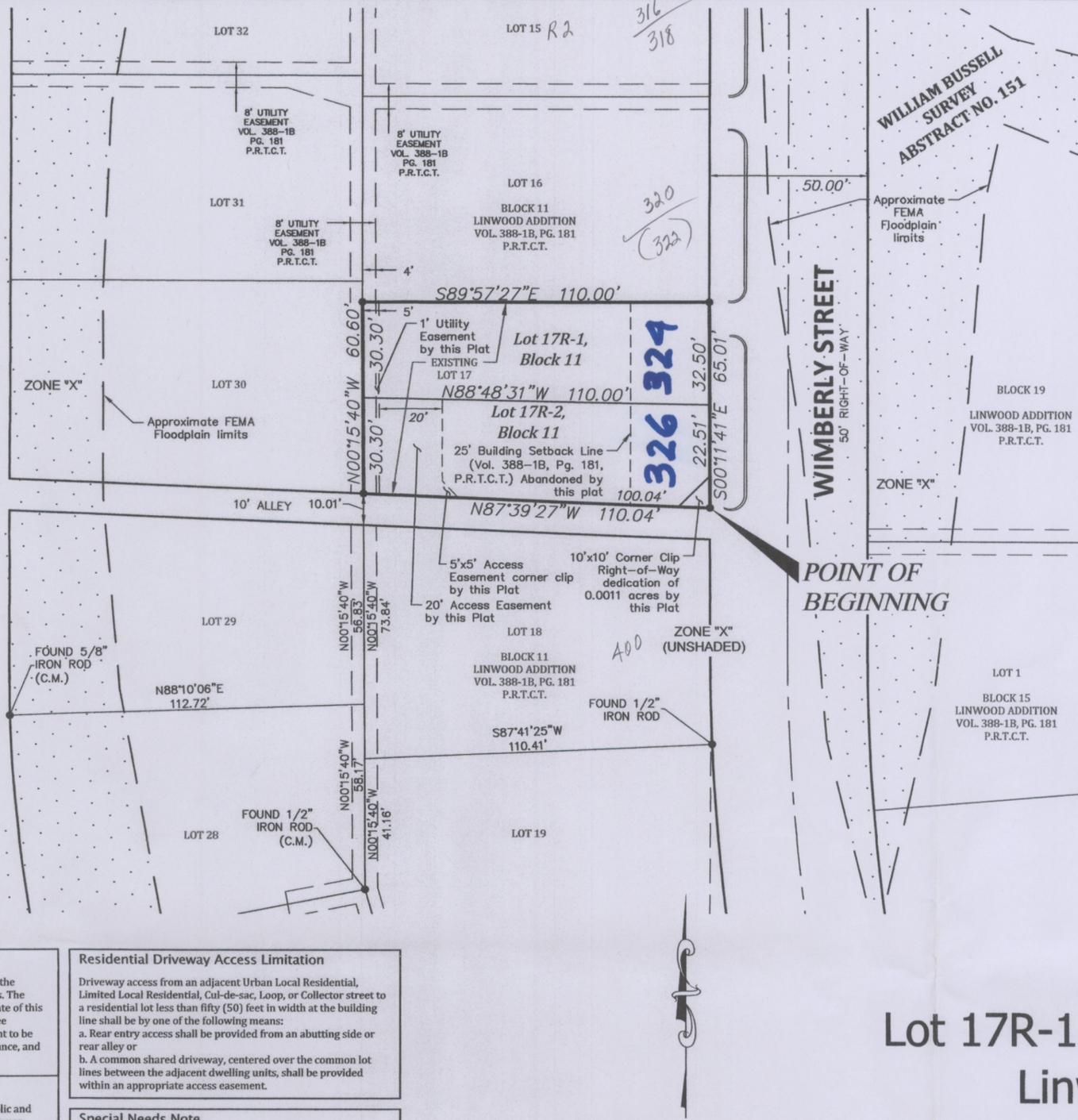
**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 1/9/2015

By: *Charles R. Roof* Chairman

By: *Daniel B. Hughes* Secretary



**VICINITY MAP**  
Not To Scale

**ENGINEER/SURVEYOR:**  
DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE - SUITE 400  
FORT WORTH, TX 76107  
PH.: 817-335-1121  
FAX.: 817-335-7437

**OWNER/DEVELOPER:**  
VILLAGE HOMES, L.P.  
2929 WEST 5TH AVENUE, SUITE A  
FORT WORTH, TX 76107  
PH: 817-737-3377

LAND USE TABLE	
Total Gross Acreage	0.1585 Ac.
Right-of-Way Dedication	0.0011 Ac.
Net Acreage	0.1574 Ac.
Number of Residential Lots	2
Number of Non-Residential Lots	0
Residential Acreage	0.1585 Ac.
Private Park Acreage	0
Public Park Acreage	0

**FS14-153**

Final Plat Of

# Lot 17R-1 and 17R-2, Block 11 Linwood Addition

situated in the William Bussell Survey, Abstract No. 151 and being a replat of Lot 17, Block 11, Linwood Addition as recorded in Volume 388-1B, Page 181 Plat Records of Tarrant County, Texas

2 Lots 0.1585 Acres

This plat was prepared in March 2014

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121 • Fax: 817.335.7437  
(TX REG. F-1114)

PLAT FILED IN TARRANT COUNTY DOCUMENT CONTROL NUMBER

Job Number: P00914.011

D25005355 DATE: 1/9/2015 Page 1 of 2

PROPERTY DESCRIPTION:

BEING a 0.1585 acre tract of land situated in the William Bussell Survey, Abstract No. 151, Fort Worth, Tarrant County, Texas, said tract being all of Lot 17, Block 11, of Linwood Addition, an addition to the City of Fort Worth, as recorded in Volume 388-1B, Page 181, Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 0.1585 acre tract of land being more particularly described as follows:

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" (herein referred to as "with cap") for the southeast corner of said Lot 17 at the intersection of the west right-of-way line of Wimberly Drive (50 foot width) with the north right-of-way line of a 10 foot wide alley;

THENCE North 87 degrees 39 minutes 27 seconds West, along the south line of said Lot 17 and the north right-of-way line of said 10 foot wide alley, a distance of 110.04 feet to a set 5/8-inch iron rod with cap for the southwest corner of said Lot 17 and the southeast corner of Lot 30, Block 11, of said Linwood Addition;

THENCE North 00 degrees 15 minutes 40 seconds West, departing the north right-of-way line of said 10 foot wide alley, along the common west line of said Lot 17 and the east line of said Lot 30, a distance of 60.60 feet to a set 5/8-inch iron rod with cap for the northwest corner of said Lot 17, and being the southwest corner of Lot 16, Block 11, of said Linwood Addition;

THENCE South 89 degrees 57 minutes 27 seconds East, along the common north line of said Lot 17 and the south line of said Lot 16, a distance of 110.00 feet to a set 5/8-inch iron rod with cap for the northeast corner of said Lot 17 and the southeast corner of said Lot 16, said point being on the west right-of-way line of said Wimberly Drive;

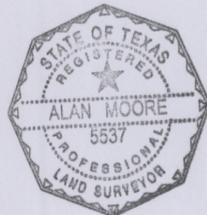
THENCE South 00 degrees 11 minutes 41 seconds East, along the common east line of said Lot 17 and the west right-of-way line of said Wimberly Drive, a distance of 65.01 feet to the POINT OF BEGINNING and containing 0.1585 acres (or 6906 square feet) of land, more or less.

CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of March, 2014.

*Alan Moore*  
Alan Moore, R.P.L.S.

March 2014  
Date



Registered Professional Land Surveyor Texas  
Registration No. 5537

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, VILLAGE HOMES, L.P. does hereby adopt this plat to be known as:

LOTS 17R-1, 17R-2, BLOCK 11  
LINWOOD ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the easements and right-of-way shown hereon.

WITNESS UNDER MY HAND THIS THE 14<sup>th</sup> DAY OF January, 2015

VILLAGE HOMES, L.P. representative:

*Michael Dike*

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public, in and for said County and State, on

this day personally appeared Michael Dike, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 14<sup>th</sup> day of January, 2015.

Notary Public, Tarrant County, Texas

*Jennifer Barnes*



L.T. RSC  
1-8-2015

ENGINEER/SURVEYOR:

DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE - SUITE  
400 FORT WORTH, TX 76107  
PH.: 817-335-1121  
FAX.: 817-335-7437

OWNER/DEVELOPER:

VILLAGE HOMES, L.P.  
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2 Lots                      0.1585 Acres

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