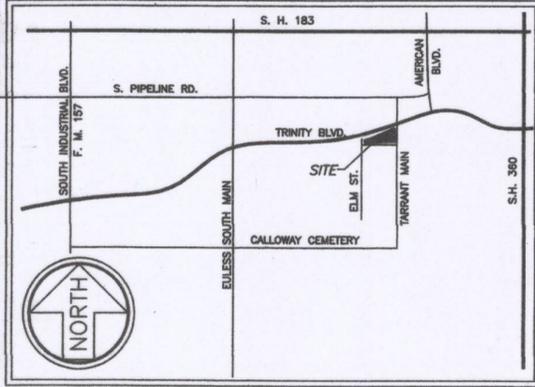


FORT WORTH



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: 4/24/2015
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

[Signature]
RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



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 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."

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

"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 PLAIN

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0230 K, MAP REVISED SEPTEMBER 25, 2009

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."

FUTURE R.O.W. DEDICATION FOR TRINITY BOULEVARD

SHOULD THE CITY OF FORT WORTH DETERMINE IN THE FUTURE THAT 5' OF RIGHT-OF-WAY FOR TRINITY BOULEVARD IS REQUIRED, OWNER HEREBY AGREES TO DEDICATE SAID RIGHT-OF-WAY.

P.R.V. REQUIRED

"PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I."

BUILDING PERMITS

"NO BUILDING PERMITS SHAN 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."

WATER/WASTEWATER IMPACT FEES

"THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE COLLECTION OF WATER AND WASTE ASSESSMENT AND FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING 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 BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM."

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."

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."

SITE DRAINAGE STUDY

"PRELIMINARY AND FINAL STORM WATER MANAGEMENT PLANS (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH FOR EACH INDIVIDUAL LOT PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES."

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET

Coombs Land Surveying, Inc.

P. O. Box 11370 Fort Worth, Texas 76110
(817) 920-7600 (817) 920-7617 FAX

CLS JOB No. 14-0045

* NOTE *
ALL SUBJECT PROPERTY BOUNDARY
LINE BEARINGS AND DISTANCES ARE
DEED & ACTUAL UNLESS OTHERWISE
NOTED HEREON.

BASIS OF BEARINGS: SOUTHEAST RIGHT-OF-WAY LINE OF
TRINITY BOULEVARD ACCORDING TO DEED RECORDED IN
CLERK'S FILE No. D214094789, O.P.R.T.C.T.

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, WILLIAM PAEZ and LISA FITZWILLIAM are the sole owners of the following described property to-wit:

BEING a tract of land located in the G. W. COUCH SURVEY, ABSTRACT No. 279, City of Fort Worth, Tarrant County, Texas and being a portion of that certain tract of land described in deed to William Paez and Lisa Fitzwilliam recorded in Clerk's File No. D214094789 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found with yellow plastic cap stamped "J.B.M." at the Southeast corner of said Paez and Fitzwilliam Tract lying in the West right-of-way line of Tarrant Main Street at its intersection with the North right-of-way line of Violet Lane;

THENCE S 88° 11' 20" W, 284.89 feet along the said North right-of-way line of Violet Lane with the South boundary line of said Paez and Fitzwilliam Tract to a 5/8-inch iron rod found with yellow plastic cap stamped "J.B.M." in the Southerly line of that certain tract of land designated as Street Right Of Way for Trinity Boulevard described in deed to the City of Fort Worth recorded in Volume 8695, Page 1301 of the Deed Records of Tarrant County, Texas;

THENCE along the said Southerly right-of-way line of Trinity Boulevard as follows:

N 12° 15' 56" W, 26.73 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "J.B.M." at the Beginning of a non-tangent Curve to the Left;

NORTHEASTERLY, 210.60 feet along said Curve to the Left, having a radius of 1380.00 feet, a central angle of 08° 44' 38" and a chord bearing N 68° 34' 03" E, 210.40 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "J.B.M." at the End of said Curve;

N 64° 11' 44" E, 83.61 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "J.B.M.";

S 58° 08' 15" E, 21.58 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R W COOMBS RPLS 5294" in the East boundary line of aforesaid Paez and Fitzwilliam Tract being the aforesaid West right-of-way line of Tarrant Main Street;

THENCE S 00° 28' 14" E, 119.00 feet along the East boundary line of said Paez and Fitzwilliam Tract with the said West right-of-way line of Tarrant Main Street to the PLACE OF BEGINNING, containing 0.513 acre (22,365 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIAM PAEZ and LISA FITZWILLIAM do hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, TRINITY CORNERS, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this the 10 day

of April, 2015.

[Signature] WILLIAM PAEZ

[Signature] LISA FITZWILLIAM

STATE OF TEXAS

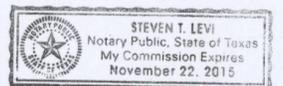
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM PAEZ and LISA FITZWILLIAM, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of

April, 2015.

[Signature]
NOTARY PUBLIC
STATE OF TEXAS



FINAL PLAT

LOT 1, BLOCK 1
TRINITY CORNERS

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING 0.513 ACRE OF LAND LOCATED IN THE
G. W. COUCH SURVEY, ABSTRACT No. 279
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SURVEYOR:

COOMBS LAND SURVEYING, INC.
P.O. BOX 11370
FORT WORTH, TEXAS 76110
(817) 920-7600
(817) 920-7617 FAX
e-mail: ron.coombs@sbcglobal.net

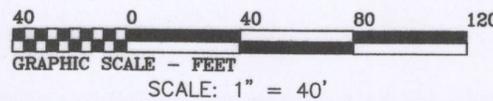
OWNER:

WILLIAM PAEZ & LISA FITZWILLIAM
706 TANBARK DRIVE
EULESS, TEXAS 76040
(214) 577-4778
(817) 868-6924 FAX
e-mail: lvfitz88@gmail.com

THIS PLAT RECORDED IN INSTRUMENT # D215084217 DATE 04/24/2015

1 LOT 0.510 ACRE

FS-14-167 APRIL 3, 2015



SCALE: 1" = 40'