



LOT 1, BLOCK 2  
J. ARMENDARIS ADDITION  
VOL. 388-179, PG. 35  
P.R.T.C.T.

NORTHSIDE REALTY PARTNERS, LTD  
DOC# D206239156  
D.R.T.C.T.



30' 15' 0' 30' 60'  
DRAWING SCALE: 1" = 30'

**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.

**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 of 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 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 one (1) foot above the 100-year flood elevation.

**Private Common Areas and Facilities**  
The City of Fort Worth shall not be held responsible for 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 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/cubhouse/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.

**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 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 these 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.

**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 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".

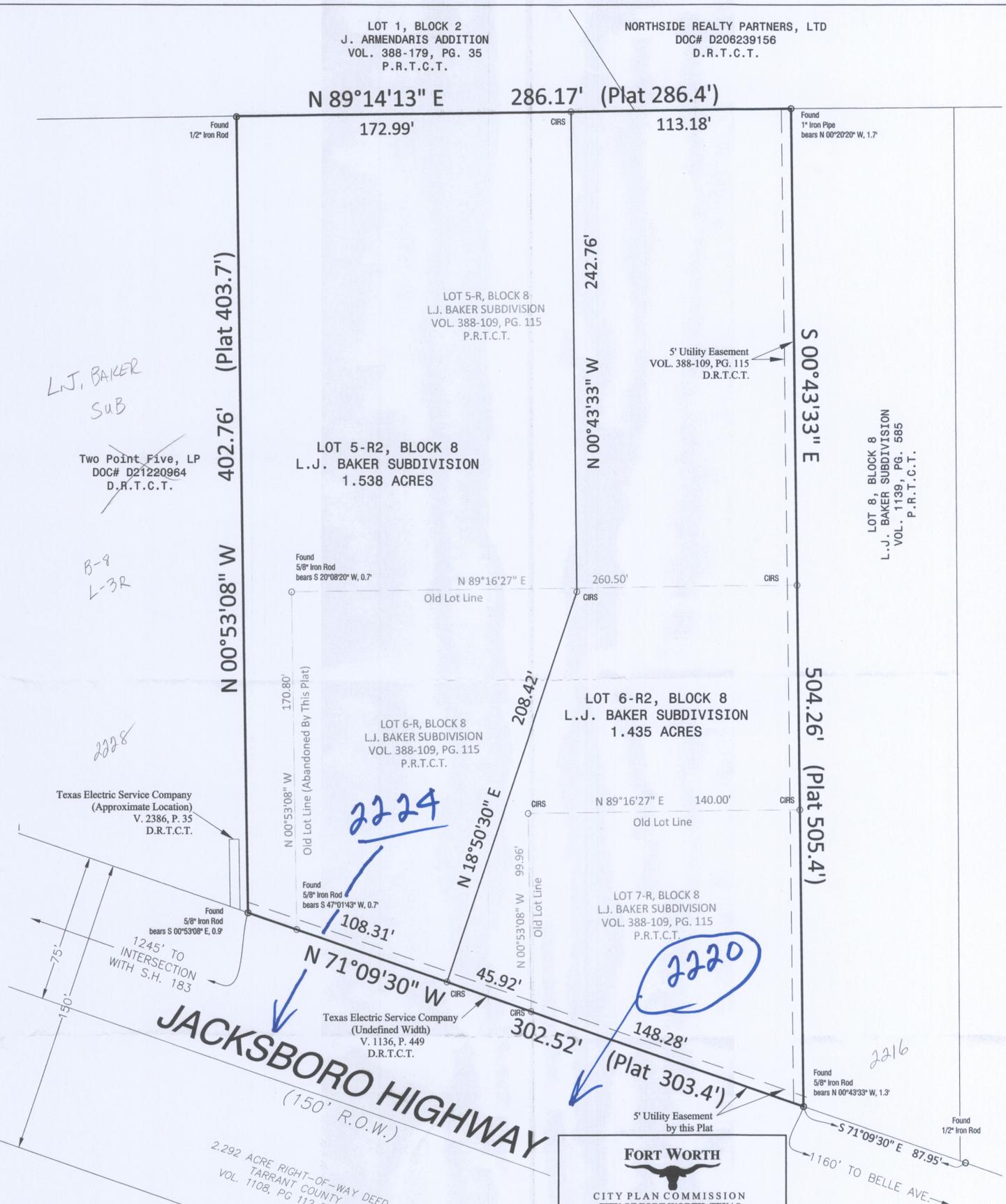
**Covenants or Restrictions are Un-altered**  
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

**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.

**Private Maintenance**  
The City of Fort Worth shall not be responsible for maintenance of private streets, drive, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open space and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Owner:  
AAP-Jacksboro 14, LP, a Texas limited partnership  
1618 Rogers Road  
Fort Worth, Texas 76107

Engineer/Surveyor:  
**Baird, Hampton & Brown, Inc.**  
Engineering & Surveying  
6300 Ridgelo Place, Ste. 700 Ft. Worth, TX 76116 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mail@bhbbinc.com  
FIRM REGISTRATION NO: F-000044 / TBPLS FTW FIRM 10011300 / TBPLS GV FIRM 10011302



STATE OF TEXAS  
COUNTY OF TARRANT

BEING all of Lots 5-R, 6-R and 7-R, Block 8, L.J. Baker Subdivision, an addition to the City of Fort Worth according to the plat thereof recorded in Volume 388-109, Page 115, Plat Records, Tarrant County, Texas .

WHEREAS, AAP-JACKSBORO 14, LP, A TEXAS LIMITED PARTNERSHIP is the owner of Lots 5-R, 6-R and 7-R, Block 8, L.J. Baker Subdivision, an addition to the City of Fort Worth according to the plat thereof recorded in Volume 388-109, Page 115, Plat Records, Tarrant County, Texas according to the Warranty Deed recorded in Document Number D214227424, Deed Records, Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, AAP-JACKSBORO 14, LP, A TEXAS LIMITED PARTNERSHIP does hereby adopt this plat designating the herein above described real property as **LOTS 5-R2 AND 6-R2, BLOCK 8, L.J. BAKER SUBDIVISION**, an addition to the City of Fort Worth, Texas, and do hereby dedicate the streets and easements shown thereon for the purposes shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.  
AAP-JACKSBORO 14, LP, A TEXAS LIMITED PARTNERSHIP  
By: The 6000 Camp Bowie, Inc. a Texas Corporation, its sole General Partner

*Robert Horton*  
Robert Horton

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, Robert Horton, 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, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 11<sup>th</sup> day of November, 2014.  
*Melinda J. Hix* 9/3/2018  
Notary Public in and for the State of Texas My commission expires



**SURVEYOR'S CERTIFICATION**  
I, John Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

*John Margotta*  
John Margotta  
Registered Professional Land Surveyor No. 5956  
November 11, 2014



**SURVEYOR'S NOTES:**  
Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS technology in conjunction with the Texas RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2011.0000.

All distances shown are at ground.  
Vertical Datum established using GPS technology in conjunction with the TexasRTK Cooperative Network. All elevations shown are NAVD88.

By scaled location of FEMA FIRM 48439C0170K, map revision date September 25, 2009, this parcel is within an area classified Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

Lot 5-R2 is affected by a Reciprocal Easement Agreement recorded in Document No. D214078679, Deed Records, Tarrant County, Texas.

**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: 12/31/2014

By: *Charles R. Reed* Chairman  
By: *Danae Sughoff* Secretary

This plat filed in County Clerk Instrument No. D214282404 Date 12/31/14 **FS-14-179** **NOVEMBER 2014**



**FS14-179**

**FINAL PLAT**  
**LOTS 5-R2 AND 6-R2, BLOCK 8**  
**L.J. BAKER SUBDIVISION**  
BEING A REPLAT OF LOTS 5-R, 6-R AND 7-R, BLOCK 8  
**L.J. BAKER SUBDIVISION**  
AS RECORDED IN VOLUME 388-109, PAGE 115,  
PLAT RECORDS, TARRANT COUNTY, TEXAS