

**CONSTRUCTION PROHIBITED OVER EASEMENTS**

Except for the right to place surfacing materials over and across the Easements herein granted and to use the same for parking, driveways, and walkways, no permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or any other utility easement of any type.

**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 current impact fee ordinance. 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.

**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.

**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.

**URBAN FORESTRY**

Compliance with Tree Ordinance #18615-05-2009 will be required.

**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.

**BUILDING PERMITS**

No building permits shall be issued for any lot in this Subdivision until appropriate CFA or other acceptable provisions are made for the construction or any applicable water, sewer, storm, drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

**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.

**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 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.

**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.

**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:

- Rear entry access shall be provided from an abutting side or rear ally or
- A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

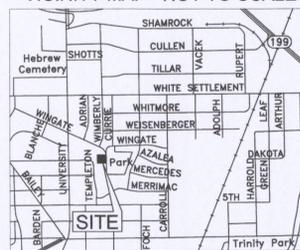
**P.R.V. REQUIRED**

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

**GENERAL NOTES:**

- BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF WIMBERLY STREET OF LINWOOD ADDITION PER PLAT RECORDED IN VOLUME 388-B, SLIDE 12107, PLAT RECORDS, TARRANT COUNTY, TEXAS. (S 00°10'00" E)
- ACCORDING TO THE F.I.R.M. NO. 48439C0190 K, DATED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES IN ZONE X (SHADED AREA) AND DOES LIE WITHIN A FLOOD PRONE HAZARD AREA, EXCEPT AS SHOWN.
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.

**VICINITY MAP - NOT TO SCALE**



**LEGEND**

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- CM CONTROL MONUMENT
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Dallas Sundown Property Investments, LLC, a Texas limited liability company, is the owner of a tract of land situated in the William Buswell Survey, Abstract No. 151, in the City of Fort Worth, Tarrant County, Texas, being known as Lot 13, Block 11 of Linwood Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-B, Page 181, Plat Records, Tarrant County, Texas, and being the same tract of land conveyed to Dallas Sundown Property Investments, LLC, a Texas limited liability company, by deed recorded in Instrument No. D214152932, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner at the Southeast corner of said Lot 13, Block 11 and the common Northeast corner of Lot 14, Block 11, said corner also lying in the West right-of-way line of Wimberly Street (50 foot right-of-way);

THENCE South 89 degrees 51 minutes 06 seconds West, departing said West right-of-way line of Wimberly Street, along the North line of said Lot 14, Block 11, passing at a distance of 105.00 feet, a 1/2 inch iron rod set for witness with yellow plastic cap stamped "TXHS", and continuing a total distance of 110.00 feet to a 1/2 inch iron rod set for corner with yellow plastic cap stamped "TXHS" at the Northwest corner of said Lot 14, Block 11 and lying in the East line of Lot 13, Block 11;

THENCE North 00 degrees 10 minutes 00 seconds West, along said East line of Lot 33, Block 11, a distance of 64.90 feet to a 1/2 inch iron rod set for corner with yellow plastic cap stamped "TXHS" at the Southwest corner of Lot 12, Block 11;

THENCE North 89 degrees 51 minutes 06 seconds East, along the South line of said Lot 12, Block 11, passing at a distance of 5.00 feet, a 1/2 inch iron rod set for witness with yellow plastic cap stamped "TXHS", and continuing a total distance of 110.00 feet to the Southeast corner of said Lot 12, Block 11 and lying in said West right-of-way line of Wimberly Street;

THENCE South 00 degrees 10 minutes 00 seconds East, along said West right-of-way line of said Wimberly Street, a distance of 64.90 feet to the POINT OF BEGINNING and containing 7,139 square feet or 0.1639 acre of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Dallas Sundown Property Investments, LLC, a Texas limited liability company, does hereby adopt this plat, designating the herein above described property as **LOTS 13R1 & 13R2, BLOCK 11 OF LINWOOD ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS, my hand this the 4th day of November, 2014.

OWNER:

By: Josh Alexander  
Josh Alexander / Owner

STATE OF TEXAS  
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Josh Alexander, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4 day of November, 2014.

By: [Signature]  
Notary Public in and for Tarrant County, Texas

SURVEYOR'S CERTIFICATION  
STATE OF TEXAS



I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat is true and correct and was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation.

Dated this the 3rd day of November, 2014

By: [Signature]  
Gary E. Johnson  
Texas Registered Professional Land Surveyor



STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Gary E. Johnson, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of November, 2014.

By: [Signature]  
Notary Public in and for the State of Texas



**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
THIS PLAT IS ONLY VALID IF RECORDED WITHIN  
NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 2/27/2015

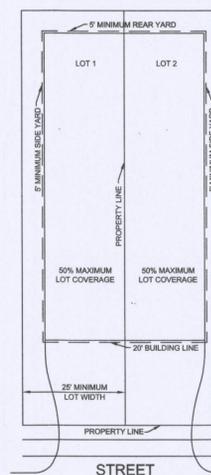
BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY



L.T. RSC  
2-26-2015

**Typical Lot Detail**

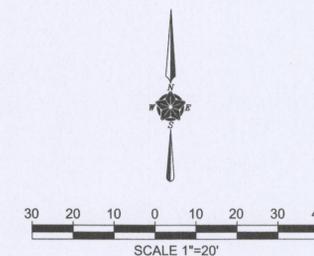


LAND USE TABLE	
Total Gross Acreage	0.1639 Ac.
Right-of-way Dedication	0
Net Acreage	0
Number of Residential Lots	2
Number of Non-Residential Lots	0
Non-Residential Acreage	0
Private Park Acreage	0
Public Park Acreage	0

SURVEYOR  
TEXAS HERITAGE SURVEYING, LLC  
10610 METRIC DRIVE, SUITE 124  
DALLAS, TEXAS 75243  
P- (214)340-8700  
F- (214)340-8710

OWNER / DEVELOPER  
DALLAS SUNDOWN  
PROPERTY INVESTMENTS, LLC  
P.O. BOX 93926  
SOUTH LAKE, TEXAS 76092  
attn: JOSH ALEXANDER

D215043280  
03/04/2015



**FS14-187**

Final Plat Of

**LOT 13R1 AND LOT 13R2, BLOCK 11  
LINWOOD ADDITION**

SITUATED IN THE WILLIAM BUSWELL SURVEY, ABSTRACT NO. 151  
AND BEING A REPLAT OF LOT 13, BLOCK 11,  
LINWOOD ADDITION, AS RECORDED IN  
VOLUME 388-B, PAGE 181,  
PLAT RECORDS OF TARRANT COUNTY, TEXAS.

2 LOTS 0.1639 ACRE