

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

1/2" iron rod with yellow cap stamped "CBG SURVEYING" found for all property corners, points of curvature and points of tangency unless otherwise shown hereon.

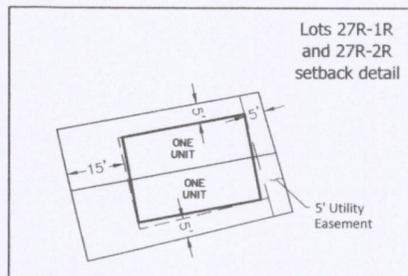
Compliance with the City of Fort Worth Tree Preservation Ordinance #18615-05-2009 is not required.

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" defined as "Areas of 0.2% annual chance flood; areas 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood", and 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.

LAND USE TABLE	
Total Gross Acreage	0.1662 Ac.
Right-of-Way Dedication	0.0000 Ac.
Net Acreage	0.1662 Ac.
Number of Residential Lots	2
Number of Non-Residential Lots	0
Non-Residential Acreage	0.1662 Ac.
Private Park Acreage	0
Public Park Acreage	0



**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.

**Floodplain/Floodway/Drainway 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 those 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.

**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.

**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.

**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.

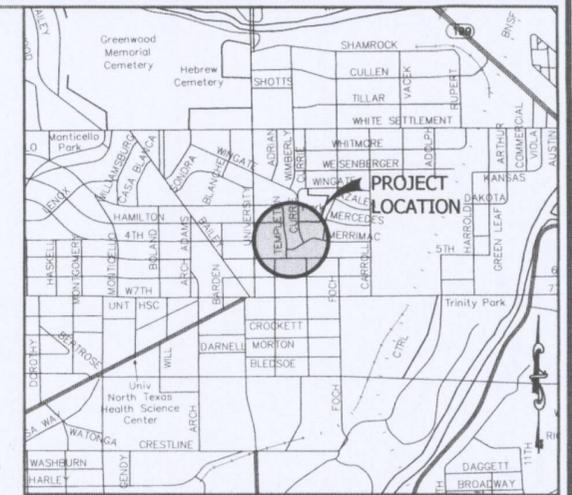
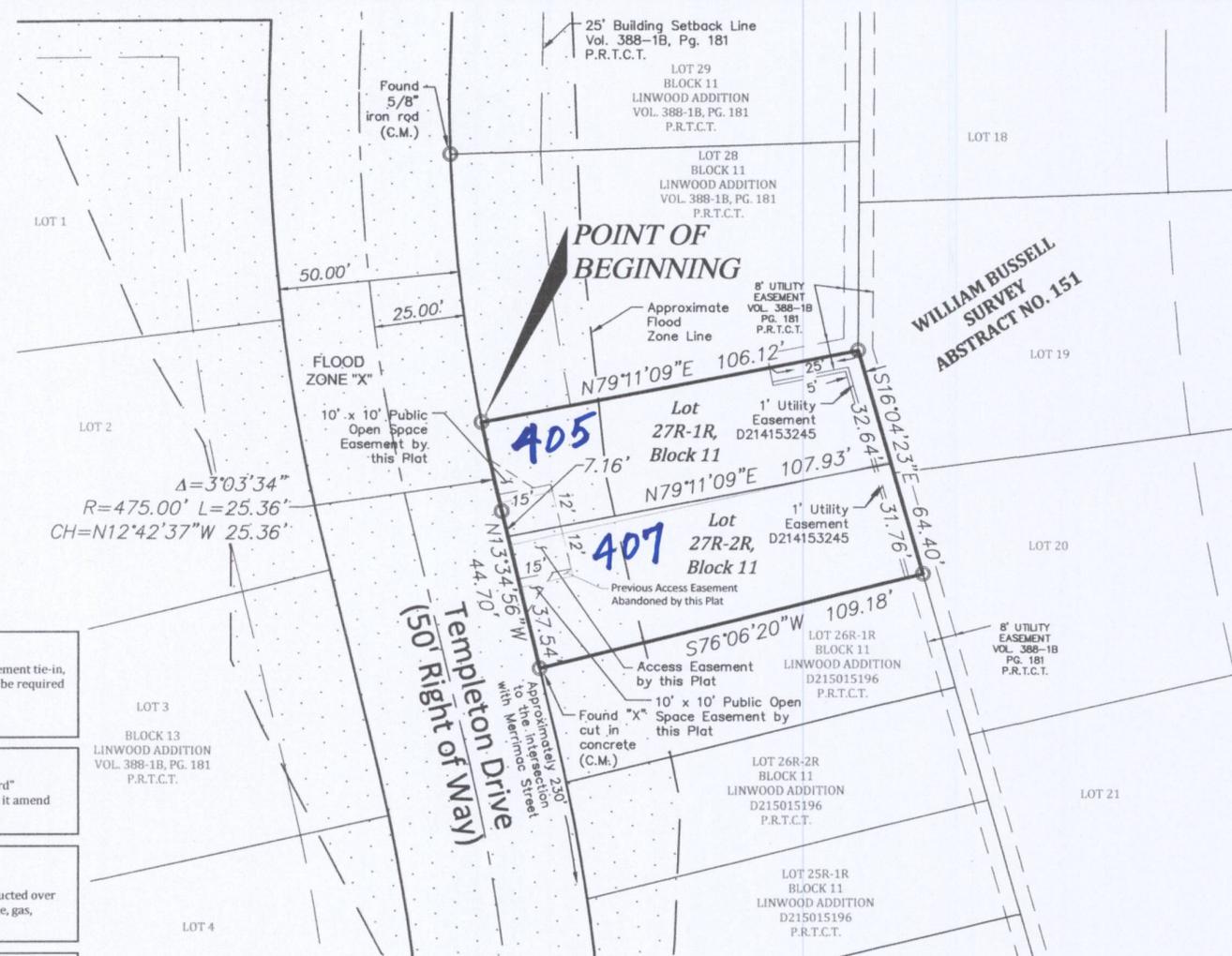
**Transportation Impact Fees**  
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of 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.

**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, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.



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:**  
VILLAGE HOMES, L.P.  
2929 WEST 5TH STREET, #A  
FORT WORTH, TX 76107

**DEVELOPER:**  
VILLAGE HOMES  
3821 CAMP BOWIE BLVD.  
FORT WORTH, TX 76107  
PH: 817-737-3377

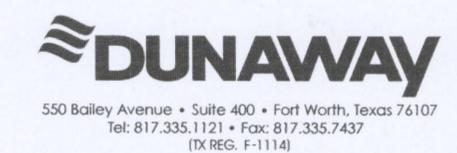
**FS15-014**

Final Plat Of  
**Lot 27R-1R, 27R-2R, Block 11  
Linwood Addition**

situated in the William Bussell Survey, Abstract No. 151 and being a replat of Lots 27R-1 and 27R-2, Block 11, Linwood Addition as recorded in Document Number D214153245 Plat Records of Tarrant County, Texas

2 Lots 0.1662 Acres

This plat was prepared in August 2014



PLAT FILED IN TARRANT COUNTY DOCUMENT CONTROL NUMBER

Job Number: B000914.006

D215067119 DATE: 04/02/2015 Page 1 of 2

**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.

**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 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.

CASE NUMBER - FS-15-014



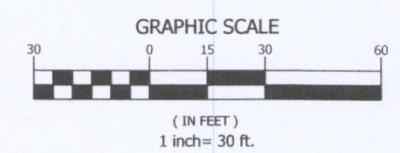
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date : 4/2/2015

By: *Charles R. Roof* Chairman

By: *Danay S. Saylor* Secretary



**ENGINEER/SURVEYOR:**  
DUNAWAY ASSOCIATES, L.P.  
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**PROPERTY DESCRIPTION:**

BEING a 0.1662 acre tract of land situated in the William Bussell Survey, Abstract No. 151, Fort Worth, Tarrant County, Texas, said tract being all of Lots 27R-1 and 27R-2, Block 11, of Linwood Addition, an addition to the City of Fort Worth, as recorded in Document D214153245, Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 0.1662 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod with cap stamped "CBG SURVEYING" (herein referred to as "with cap") for the northwest corner of said Lot 27R-1 and the southwest corner of Lot 28, Block 11, of Linwood Addition, an addition to the City of Fort Worth, as recorded in Volume 388-1B, Page 181, P.R.T.C.T., and being on the east right-of-way line of Templeton Drive (50 foot width);

THENCE North 79 degrees 11 minutes 09 seconds East, departing the east right-of-way line of said Templeton Drive along the common north line of said Lot 27R-1 and the south line of said Lot 28, a distance of 106.12 feet to a found 1/2-inch iron rod with cap for the common northeast corner of said Lot 27R-1 and the southeast corner of said Lot 28, said point also being an angle point in the west line of Lot 19, Block 11, of said Linwood Addition recorded in Volume 388-1B, Page 181, P.R.T.C.T.;

THENCE South 16 degrees 04 minutes 23 seconds East, along the common east line of said Lots 27R-1 and 27R-2 and the west lines of said Lot 19 and Lot 20, Block 11, of said Linwood Addition recorded in Volume 388-1B, Page 181, P.R.T.C.T., a distance of 64.40 feet to a found 1/2-inch iron rod with cap for the common southeast corner of said Lot 27R-2 and the northeast corner of Lot 26, Block 11, of said Linwood Addition recorded in Volume 388-1B, Page 1B, P.R.T.C.T., and being on the west line of said Lot 20;

THENCE South 76 degrees 06 minutes 20 seconds West, along the common south line of said Lot 27R-2 and the north line of said Lot 26, a distance of 109.18 feet to a found "X" cut in concrete for the southwest corner of said Lot 27R-2 and the northwest corner of said Lot 26, and being on the east right-of-way line of said Templeton Drive;

THENCE North 13 degrees 34 minutes 56 seconds West, along the common west line of said Lots 27R-2 and 27R-1 and the east right-of-way line of said Templeton Drive, a distance of 44.70 feet to a found 1/2-inch iron rod with cap for the beginning of a tangent circular curve to the right having a radius of 475.00 feet, and whose chord bears North 12 degrees 42 minutes 37 seconds West, a distance of 25.36 feet;

THENCE Northwesterly, continuing along said common line and along said tangent circular curve to the right, through a central angle of 03 degrees 03 minutes 34 seconds and an arc length of 25.36 feet to the POINT OF BEGINNING and containing 0.1662 acres (or 7,239 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 August, 2014.

Alan Moore  
Alan Moore, R.P.L.S.  
Registered Professional Land Surveyor Texas  
Registration No. 5537

August 2014  
Date



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 27R-1R AND 27R-2R, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2015

VILLAGE HOMES, L.P. representative:

Michael Dike

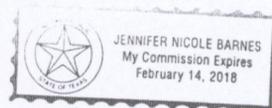
STATE OF TEXAS §  
COUNTY OF TARRANT §

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 16<sup>th</sup> day of March, 2015.

Notary Public, Tarrant County, Texas

Jennifer Barnes

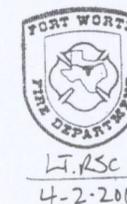


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2 Lots                      0.1662 Acres

This plat was prepared in August 2014



**DUNAWAY**

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

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