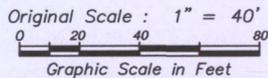


Bearings are based on NAD 83 Grid, North Central Zone, Texas State Plane Coordinate System.

SANDAGE AVE.
(60' ROW)



- LEGEND -

I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK'S FILE NO.
D.R., T.Co., Tx.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R., T.Co., Tx.	PLAT 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: 9/2/2016

By: *Amal Boren* Chairman

By: *Dana Burdoff* Secretary

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

Whereas Javier Tejada is the Sole Owner of all that certain Lot, Tract, or Parcel of land being Block 44-R-2, Seminary Hill Addition, an Addition to The City of Fort Worth, Tarrant County, Texas, according to The Plat Filed for record in Volume 388-66, Page 29, Plat Records, Tarrant County, Texas, and conveyed in County Clerk's File Number D211065268, Deed Records, Tarrant County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **Javier Tejada**, being the sole owner of the herein above described lot, tract or parcel of land, do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as **LOT 1 and LOT 2, BLOCK 44-R-2, SEMINARY HILL ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, AND DOES HEREBY CERTIFY THAT Javier Tejada is the current owner, AND HAS NO OBJECTION TO THIS FINAL PLAT.

Javier Tejada, Owner

Before me, the undersigned Notary Public, on this day personally appeared Javier Tejada known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this 23rd day of August, 2016.

[Signature]
Notary Public, State of Texas

My commission expires: June 28, 2019



Private Detention Pond & Berm Easement

LINE TABLE

No.	Bearing	Dist.
T-7	N 89°10'33" E	64.62'
C-8	R=25.00'; A=9.21' L.C. = S 11°22'51" E, 9.16'	
T-9	S 00°49'25" E	9.00'
C-10	R=5.00'; A=7.85' L.C. = S 44°10'35" W, 7.07'	
T-11	S 89°10'35" W	13.00'
T-12	S 00°49'25" E	99.00'
T-13	N 89°10'35" E	10.00'
C-14	R=8.00'; A=12.57' L.C. = S 45°49'25" E, 11.31'	
T-15	S 00°49'26" E	20.00'
T-16	S 00°49'25" E	5.00'
T-17	S 00°49'25" E	10.31'
T-18	S 89°10'35" W	68.97'
T-19	N 00°56'17" W	150.00'
T-20	N 00°56'17" W	150.00'

Private Storm Sewer & Temporary Construction Easement

LINE TABLE

No.	Bearing	Dist.
L-1	N 89°10'35" E	12.00'
L-2	S 00°56'18" E	67.00'
L-3	S 89°10'35" W	3.00'
L-4	S 00°56'17" E	230.49'
L-5	S 89°27'34" W	20.00'
L-6	N 00°56'18" W	250.39'
L-7	N 00°56'18" W	47.00'
L-8	N 89°10'35" E	11.00'

CERTIFICATION:

This is to certify that I, George R. Hill, Registered Professional Land Surveyor of the State of Texas, have platted the described property from an actual survey on the ground by Sempco Surveying, Inc.

George R Hill
George R. Hill, R.P.L.S.
Texas Registration No. 6022

elzz16
Date



**A FINAL PLAT OF
LOT 1 & 2, BLOCK 44-R-2
SEMINARY HILL ADDITION**

BEING A REPLAT OF BLOCK 44-R-2, SEMINARY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-66, PAGE 29, P.R., T.Co., Tx
July 27, 2016

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.

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.

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.

Sidewalks:

Sidewalks and Street Lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

Private Maintenance Note:

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.

Site Drainage Study:

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director 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. (T/TPW & Dvlpmt. Dpt. Policy)

Storm Water Note:

A Final Storm Water Management Plan (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 prior to any soil disturbance exceeding 0.5 acres.

Parkway Permit Note:

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.

Note:

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.

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.

Utility Easements:

Any public franchised 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. 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 their respective systems without the necessity at any time of procuring the permission of anyone. (Chap. IV., Sect. 405.A.1.)

P.R.V. Note: P.R.V.s may be required.

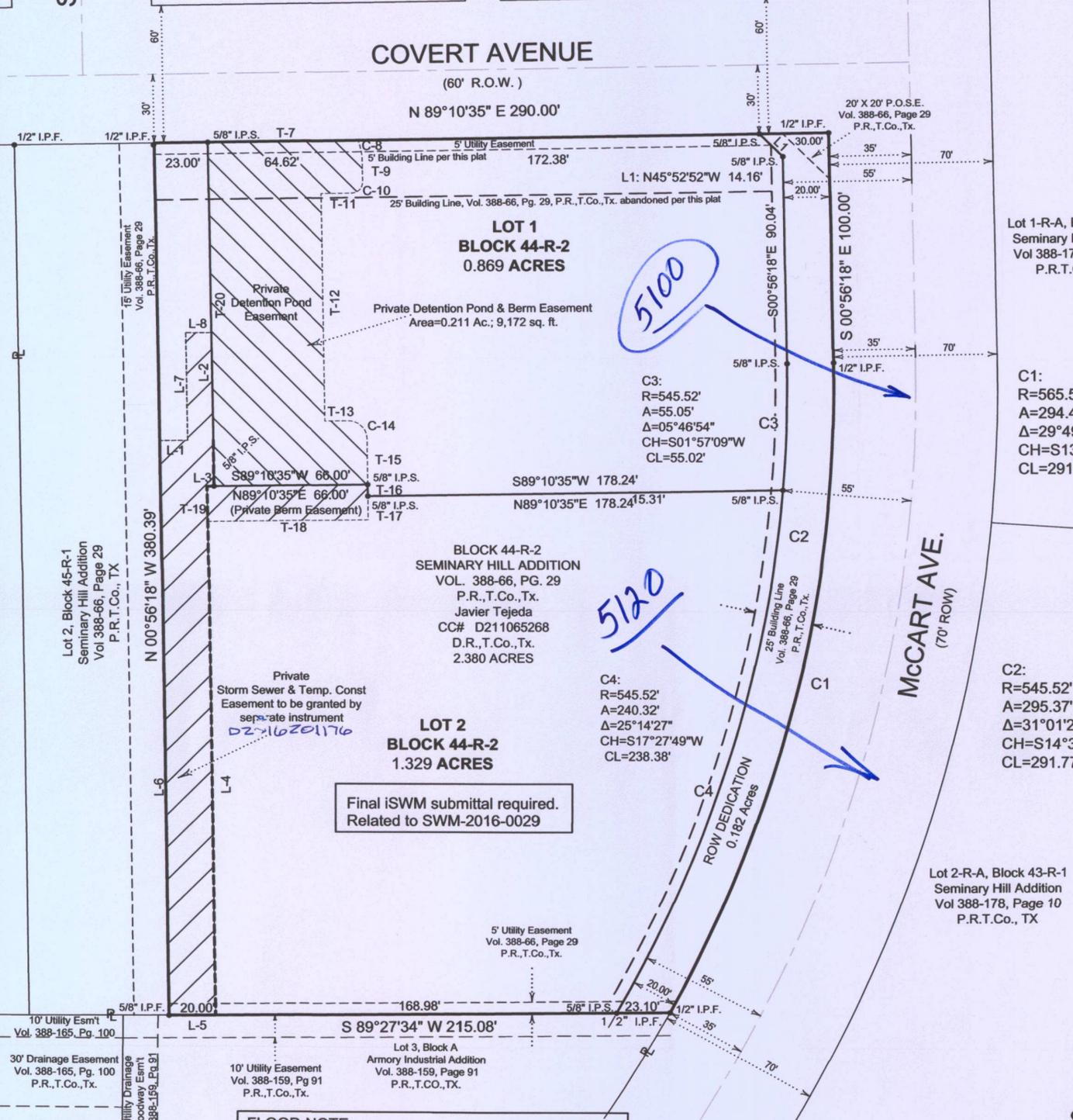
Stormwater Management Plan:

A Final Stormwater Management Plan shall be required and acceptance of this plan is required by the City of Fort Worth prior to any land disturbance activity related to development of Block 44-R-2 of Seminary Hill Addition.

OWNER: Javier Tejada
6136 Westcreek Drive
Fort Worth, TX 76133

Project No. 10205 RP

Sempco Surveying Inc.
3208 S. MAIN ST. FORT WORTH, TX 76110-4278
TEL: (817)926-7876 FAX: (817)926-7878
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS
Website: Sempcosurveying.com Firm Registration Number 10094500 Copyright 2016



FLOOD NOTE:

FLOOD NOTE: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OTHER AREAS, "ZONE X" - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP No. 48439C0315K, COMMUNITY PANEL No. 480596 0315 K, AS REVISED SEPTEMBER 25, 2009.

NEW CASE NO.: FS-15-048

Tarrant County Document No. D216204792; Date 09-02-2016