



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
This plat valid only if recorded within 90 days after date of approval.
Plat Approval Date: 6/12/2015

Stephen R. Reed CHAIRMAN
Dana B. Blythe SECRETARY

- NOTE:**
- ALL EASEMENTS ARE TO BE DEDICATED WITH THE FILING OF THIS PLAT UNLESS OTHERWISE NOTED WITH COUNTY CLERK'S RECORDING INFORMATION.
 - ALL CORNER MONUMENTS LABELED "IRS" ARE 1/2" IRON RODS WITH A RED PLASTIC CAP STAMPED "W.A.I." SET FOR CORNER.
 - PRV'S (Pressure Reducing Valves) WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	5°04'11"	830.00'	73.44'	73.42'	S59°41'45"W
C2	59°49'41"	30.00'	31.33'	29.92'	N32°18'59"E
C3	90°00'00"	40.00'	62.83'	56.57'	S17°13'50"W
C4	30°42'56"	20.09'	10.77'	10.64'	S41°47'38"E
C5	29°04'53"	20.00'	10.15'	10.04'	N13°13'44"W
C6	37°41'27"	30.00'	19.73'	19.38'	S09°44'25"E
C7	36°52'29"	30.00'	19.31'	18.98'	N09°19'56"W
C8	17°39'26"	1,065.50'	328.36'	327.06'	N59°16'46"W
C9	17°48'35"	1,080.50'	335.86'	334.51'	N59°11'44"W

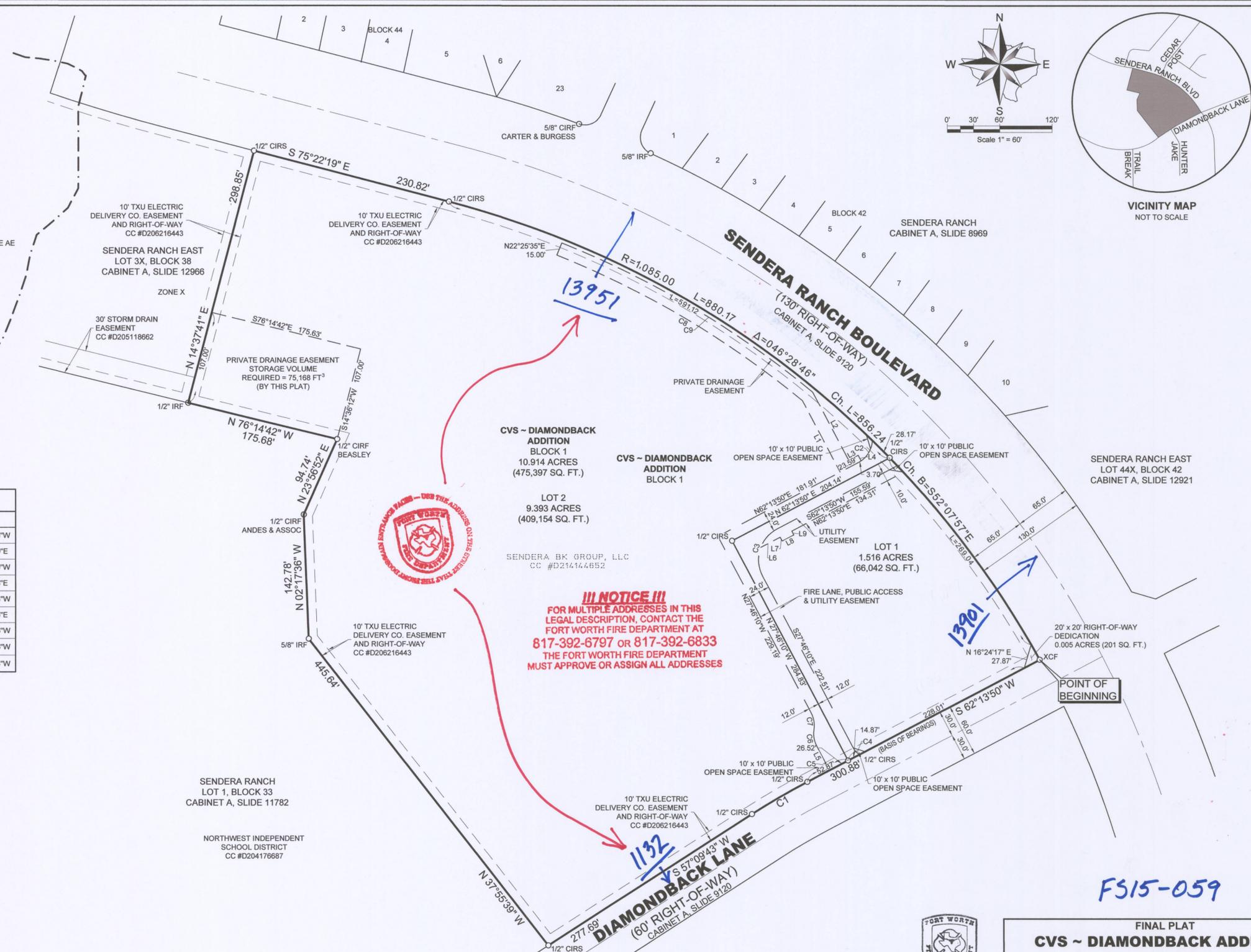
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N27°46'10"W	92.76'
L2	S27°46'10"E	88.26'
L3	N62°13'50"E	12.28'
L4	S27°46'10"E	7.27'
L5	N27°46'10"W	21.49'
L6	N62°13'50"E	25.14'
L7	S27°46'10"E	5.00'
L8	N62°13'50"E	15.00'
L9	N27°46'10"W	5.00'

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0170K, dated September 25, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

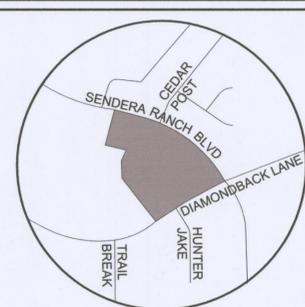
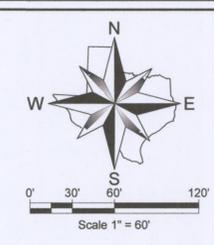


CVS ~ DIAMONDBACK ADDITION BLOCK 1
10.914 ACRES (475,397 SQ. FT.)

LOT 2
9.393 ACRES (409,154 SQ. FT.)

SENDERA BK GROUP, LLC
CC #D214147852

III NOTICE III
FOR MULTIPLE ADDRESSES IN THIS LEGAL DESCRIPTION, CONTACT THE FORT WORTH FIRE DEPARTMENT AT 817-392-6797 OR 817-392-6833. THE FORT WORTH FIRE DEPARTMENT MUST APPROVE OR ASSIGN ALL ADDRESSES.



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1970 HILLCREST PLAZA, SUITE 235
DALLAS, TEXAS 75230
Texas Engineer Registration No. 88 (17) 460-2008 / 44
Texas Surveyor Registration No. 10101 (17) 460-2009 / 44
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NO.	DATE	REVISION	APPROVAL

M.E.P. & R.R. CO. NO. 12 SURVEY ABSTRACT NO. 227
CITY OF FORT WORTH, TEXAS
TARRANT COUNTY, TEXAS
SENDERA BK GROUP, LLC
P.O. BOX 291
COLLEYVILLE, TEXAS 76034

FINAL PLAT
CVS ~ DIAMONDBACK ADDITION
LOTS 1 & 2, BLOCK 1

Date: 03.18.15	Scale: 1" = 60'	File: 70953 - FPLT	Project No.: 70953
SHEET 1			
2			

RECORDING INFORMATION

THIS PLAT IS RECORDED IN DOCUMENT # 0415125621
DATE 6/12/15



J.T. RSC
6-11-2015

FINAL PLAT
CVS ~ DIAMONDBACK ADDITION
LOTS 1 & 2, BLOCK 1

BEING ALL OF A TRACT OF LAND DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED TO SENDERA BK GROUP, LLC, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D214144652, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS 10.914 ACRES OUT OF THE M.E.P. & R.R. CO. NO. 12 SURVEY, ABSTRACT No. 227

SENDERA BK Group, LLC
P.O. Box 291
Colleyville, Texas 76034

ENGINEER / SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr., Suite 235
Dallas, TX 75230

CASE #FS-15-059

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Sendera BK Group, LLC is the sole owner of a tract of land situated in the M.E.P. & R.R. CO. NO. 12 SURVEY, ABSTRACT NO. 227, in the City of Fort Worth, Tarrant County, Texas, being all of a tract of land described in Substitute Trustee's Deed to Sendera BK Group, LLC, as recorded in County Clerk's Instrument No. D214144652, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for corner at the intersection of the Southwesterly right-of-way of Sendera Ranch Boulevard, a 130-foot right-of-way, with the Northwesterly right-of-way of Diamondback Lane, a 60-foot right-of-way, said right-of-ways dedicated by Final Plat of Sendera Ranch Boulevard and Diamondback Lane in Sendera Ranch Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 9120, Official Public Records, Tarrant County, Texas;

THENCE South 62 deg 13 min 50 sec West, along the Northwesterly right-of-way of said Diamondback Lane and the Southeasterly line of said Sendera BK Group tract, a distance of 300.88 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the left having a radius of 830.00 feet, a central angle of 05 deg 04 min 04 sec, a chord bearing of South 59 deg 41 min 48 sec West, and a chord length of 73.39 feet;

THENCE continuing along the Northwesterly right-of-way of said Diamondback Lane and the Southeasterly line of said Sendera BK Group tract, an arc distance of 73.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 57 deg 09 min 43 sec West, continuing along the Northwesterly right-of-way of said Diamondback Lane and the Southeasterly line of said Sendera BK Group tract, a distance of 277.72 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the Southeast corner of Lot 1, Block 33, Sendera Ranch, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 11782, Official Public Records, Tarrant County, Texas;

THENCE departing the Northwesterly right-of-way of said Diamondback Lane, along the Northeasterly line of said Lot 1 and the Southwesterly line of said Sendera BK Group tract, the following courses and distances:

North 37 deg 55 min 39 sec West, a distance of 445.64 feet to a 5/8-inch iron rod found for corner;

North 02 deg 17 min 36 sec West, a distance of 142.78 feet to a 1/2-inch iron rod with a plastic cap stamped "ANDES & ASSOC." found for corner;

North 23 deg 56 min 52 sec East, a distance of 94.74 feet to a 1/2-inch iron rod with a plastic cap stamped "BEASLEY" found for corner;

North 76 deg 14 min 42 sec West, a distance of 175.68 feet to a 1/2-inch iron rod found for the Southeast corner of Lot 3X, Block 38, Sendera Ranch East, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 12966, Official Public Records, Tarrant County, Texas;

THENCE North 14 deg 37 min 41 sec East, along the Southeast line of said Lot 3X and the Northwest line of said Sendera BK Group tract, a distance of 298.84 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner on the Southwesterly right-of-way of said Sendera Ranch Boulevard, said point being the Northeast corner of said Lot 3X and the Northwest corner of said Sendera BK Group tract;

THENCE South 75 deg 22 min 19 sec East, along the Southwesterly right-of-way of said Sendera Ranch Boulevard, a distance of 230.83 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the right having a radius of 1,085.00 feet, a central angle of 46 deg 28 min 46 sec, a chord bearing of South 52 deg 07 min 56 sec East, and a chord length of 856.23 feet;

THENCE along the Southwesterly right-of-way of said Sendera Ranch Boulevard, the Northeasterly line of said Sendera BK Group tract, and said curve to the right, an arc distance of 880.17 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 475,397 square feet or 10.914 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 17th day of February, 2015, utilizing a G.P.S. measurement (NAD 83) from the GeoShack VRS network of South 62 deg 13 min 50 sec West (deed-South 62 deg 46 min 50 sec West), along the northwesterly right-of-way line of Diamondback Lane.

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Sendera BK Group, LLC is the owner of the above described parcel of land, and does hereby adopt the hereon map as correctly representing its plan of subdivision to be known as Lots 1 and 2, Block 1, of CVS - DIAMONDBACK ADDITION, an addition to the City of Fort Worth, Texas, and does dedicate to the public use forever the streets and easements shown thereon.

WITNESS, my hand at Colleyville, Texas, this the 5th day of June, 2015.

Sendera BK Group, LLC, a Texas Limited Liability Company

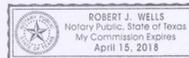
By: [Signature]
Floyd D. Swaim, Manager

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Floyd D. Swaim, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Sendera BK Group LLC, and that he executed the same for the purpose and considerations therein expressed.

Notary Public in and for State of Texas

My Commission Expires: 4/15/18



SURVEYOR'S CERTIFICATION

I, the undersigned, hereby certify that the plat hereon, depicts and describes the results of an actual on the ground survey made under my supervision, and all corners were as found or set in accordance with the City of Fort Worth platting rules and regulations.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6755 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of June, 2015.

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



STANDARD NOTES:

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.

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.

SITE DRAINAGE STUDY

A site drainage study which will show 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 cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and current owners 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.

SIDEWALKS

Sidewalks are required to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

WATER AND WASTEWATER IMPACT FEES STATEMENT

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.

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.

UTILITY EASEMENT

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growth or improvements which in any way endangers or interferes with the 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 to and from and 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 UTILITY ACCESS AGREEMENT

Submission of an access agreement with TPW is required to allow vehicular traffic to cross private utility ROW or easement.

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 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, 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.

TRANSPORTATION IMPACT FEES STATEMENT

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.

PUBLIC OPEN SPACE EASEMENT

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but no limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.



CASE #FS-15-059

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CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
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SHEET
2 of 2