

GPS Observations are based on NAD 83 Grid, Texas State Plane Coordinate System, North Central Zone

**- LEGEND -**

I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
ESMT	EASEMENT
P.R.T.Co.,Tx.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.Co.,Tx.	DEED RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
( )	PER RECORD DOCUMENT
CAB.	CABINET
SL.	SLIDE
R.O-W	RIGHT-OF-WAY
---	SUBJECT PROPERTY
---	ADJACENT PROPERTY
---	EASEMENT
---	BUILDING LINE
---	CENTERLINE R-O-W

**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 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.

**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 flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

**Final Storm Water Management Plan:**  
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 FortWorth 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.

**ZONING NOTE:**  
THE CURRENT ZONING OF THE SUBJECT PROPERTY IS "LIGHT INDUSTRIAL, AND HAS THE FOLLOWING BUILDING LINE SETBACKS (B.L.) AND REGULATIONS:  
BUILDING SETBACK - 50 FEET PLUS 5 FEET FOR EACH ADDITIONAL STORY ABOVE 3 STORIES IN HEIGHT  
BUFFER YARD - 5' MINIMUM

Project No. 10269 base

**Sempco Surveying Inc.**  
3208 S. MAIN ST. FORT WORTH, TX 76110-4278  
TEL: (817) 926-7876 FAX: (817) 926-7878  
4500 Keller Hicks Road  
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS  
Website: Sempcosurveying.com Firm Registration Number 10094500 Copyright 2015

**FLOOD NOTE:**  
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 4849C0060K AND FIRM No. 4849C0060K, COMMUNITY PANEL No. 480598 0070 K AND COMMUNITY PANEL No. 480598 0070 K, RESPECTIVELY, BOTH AS REVISED SEPTEMBER 25, 2009.  
ZONE A - NO BASE FLOOD ELEVATIONS (BFE) DETERMINED.  
OTHER FLOOD AREAS  
ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 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.

**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.

**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.

**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.  
(TTPW & Dvlpmt. Dpt. Policy)

**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.)

**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/PW Policy)

**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.

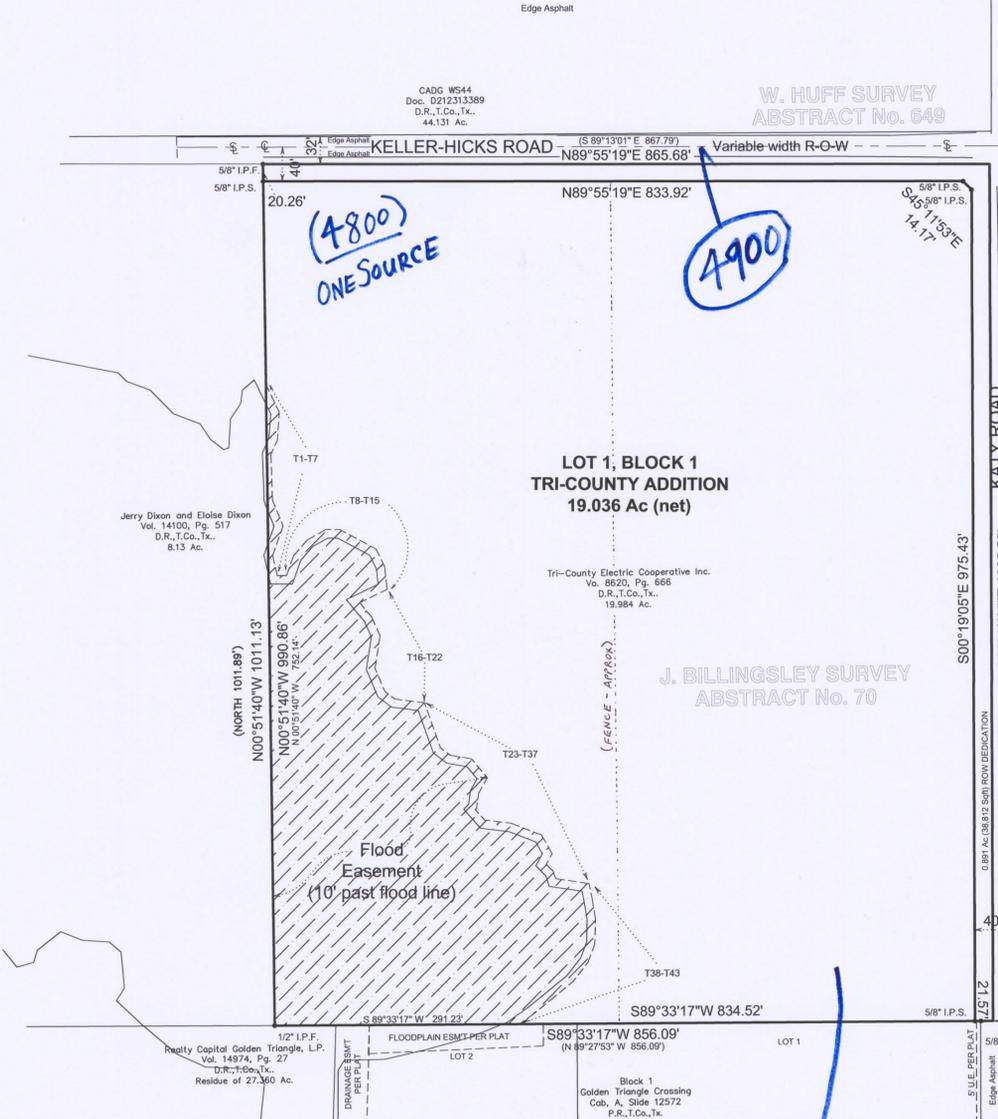
**Construction Prohibited Over Easements:**  
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**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.

**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. Note:**  
P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

**OWNER / DEVELOPER:**  
Tri-County Electric Cooperative, Inc.  
4500 Keller Hicks Road  
Fort Worth, Texas 76244



- GENERAL NOTES:**
1. 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.
  2. The 100 year frequency precipitation event under ultimate development conditions yields an elevation of 694. The Minimum Finished Floor Elevation for Lot 1 is 696.00 feet above mean sea level.

NEW CASE NO.: FS-15-071  
Tarrant County Document No. D215221517 Date 9-30-15

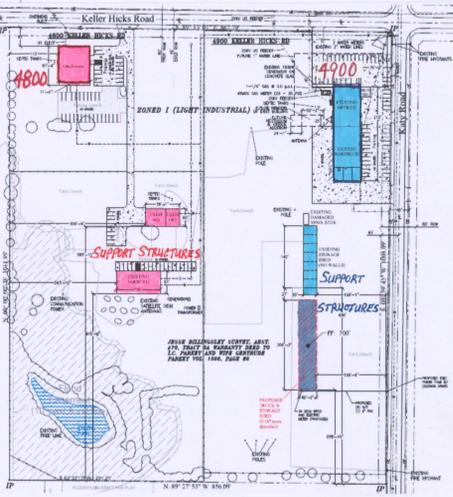
**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 9/30/2015

By: *Stephen P. Reed* Chairman  
By: *Dana C. Lyall* Secretary

**TANGENT TABLE**

No.	Bearing	Dist.
T-1	S 26°33'02" E	36.00'
T-2	S 04°02'39" W	32.55'
T-3	S 24°00'16" W	19.15'
T-4	S 02°02'29" E	52.34'
T-5	S 22°02'55" E	33.92'
T-6	S 19°25'56" W	36.90'
T-7	S 13°13'59" E	24.12'
T-8	N 89°59'36" E	11.01'
T-9	N 19°40'20" E	24.56'
T-10	N 41°09'23" E	24.93'
T-11	N 60°59'42" E	24.89'
T-12	N 89°54'20" E	17.59'
T-13	S 62°15'14" E	48.62'
T-14	S 26°34'33" E	22.80'
T-15	S 08°21'30" E	27.03'
T-16	S 64°33'20" W	36.18'
T-17	S 40°11'57" E	22.41'
T-18	S 23°58'21" E	24.13'
T-19	S 09°00'02" W	38.49'
T-20	S 23°38'30" W	29.35'
T-21	S 53°10'05" E	14.75'
T-22	S 82°50'59" E	35.72'
T-23	S 19°46'46" E	56.26'
T-24	S 53°10'21" E	14.60'
T-25	S 80°33'13" E	25.50'
T-26	S 40°29'20" E	29.10'
T-27	S 28°33'03" W	21.11'
T-28	S 07°12'07" W	17.56'
T-29	S 44°50'45" W	2.37'
T-30	S 42°13'41" E	16.48'
T-31	S 83°18'20" E	31.70'
T-32	S 69°23'41" E	38.98'
T-33	S 28°47'17" E	25.45'
T-34	S 28°39'59" W	14.19'
T-35	S 45°00'50" E	11.89'
T-36	S 19°38'08" E	9.23'
T-37	S 81°48'48" E	40.07'
T-38	S 10°40'44" E	41.25'
T-39	S 01°18'01" W	30.17'
T-40	S 20°46'58" W	22.85'
T-41	S 38°13'59" W	28.91'
T-42	S 50°47'40" W	31.80'
T-43	S 52°43'08" W	49.40'



**OWNER'S ACKNOWLEDGEMENT AND DEDICATION**  
STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, Tri-County Electric Cooperative, Inc. is the sole owner of all those certain 19.984 acre tract of land situated in the Jesse Billingsley Survey, Abstract No. 431, and the James Sanderson Survey, Abstract No. 1430, City of Fort Worth, Tarrant County, Texas, conveyed in Volume 11379, Page 2235 Deed Records, Tarrant County, Texas (D.R., T.Co., Tx.) and being more particularly described, by metes and bounds, as follows:

Beginning at an iron pin in the South line of Keller-Hicks Road at its intersection with the West line of Katy road, said point being by deed call 11.5 varies West of the Northeast corner of said Billingsley Survey;

THENCE South 0 degrees 39 minutes 45 seconds West a distance of 1008.09 feet with the Westerly line of said Katy Road to an iron pin for corner;

THENCE North 89 degrees 27 minutes 53 seconds West a distance of 856.09 feet with the general course of a fence line to an iron pin;

THENCE North a distance of 1011.89 feet with the general course of a fence line to an iron pin for corner in the south line of said Keller-Hicks Road;

THENCE South 89 degrees 13 minutes 01 second East a distance of 867.79 feet to the point of beginning containing in all some 19.984 acres of land.

STATE OF TEXAS §  
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Tri-County Electric Cooperative, Inc., being the sole owner of the herein above described lots, tracts or parcels of land, does 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, BLOCK 1, TRI-COUNTY ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, AND DOES HEREBY CERTIFY THAT Tri-County Electric Cooperative, Inc., is the current owner, AND HAS NO OBJECTION TO THIS FINAL PLAT.

*Scott D. BaumBach*  
Scott D. BaumBach, Manager, Northeast Division, Tri-County Electric Cooperative, Inc.

Before me, the undersigned Notary Public, on this day personally appeared, Scott D. BaumBach subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

WITNESS MY HAND AND SEAL OF OFFICE on this 17<sup>th</sup> day of September, 2015.

*Michael G. Nichols* Notary Public, State of Texas  
*Michael G. Nichols* Notary name (printed)  
My commission expires February 10, 2018



FS15-071

**CERTIFICATION:**  
THIS IS TO CERTIFY THAT I, GEORGE R. HILL, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND BY SEMPCO SURVEYING, INC., AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

*George R. Hill*  
GEORGE R. HILL  
TEXAS REGISTRATION No. 6022  
9/16/15  
DATE



**A FINAL PLAT OF  
LOT 1, BLOCK 1  
TRI-COUNTY ADDITION  
City of Fort Worth, Tarrant County, Texas**

BEING ALL 19.984 acre parcel of land situated in the JESSE BILLINGSLEY SURVEY, Abstract No. 70, Tarrant County, Texas, as conveyed to Tri-County Electric Cooperative, Inc. in Volume 8620, Page 666, D.R., T.Co., Tx., September 16, 2015