

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 19°57'38" E	105.91'
L2	N 05°44'48" W	64.43'
L3	N 35°49'01" E	43.39'
L4	N 64°54'33" E	129.46'
L5	N 44°28'51" E	39.51'
L6	N 00°30'55" E	64.59'
L7	N 32°25'20" E	42.20'
L8	S 68°51'32" E	138.98'

~ FLOOD EASEMENT LINE TABLE ~

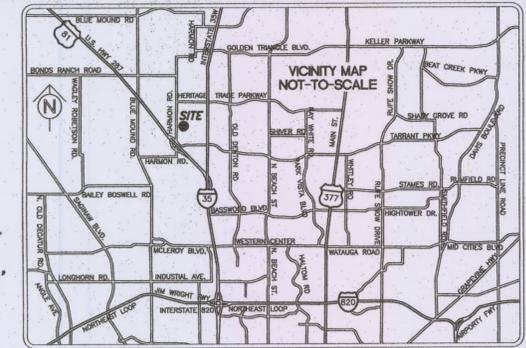
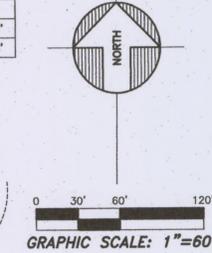
NO.	BEARING	DISTANCE
T1	S 74°52'13" E	61.25'
T2	S 22°31'18" W	90.71'
T3	S 39°39'54" W	29.83'
T4	S 51°36'14" W	121.19'
T5	S 08°53'50" W	96.89'
T6	S 39°01'06" W	67.34'
T7	WEST	56.93'

LOT 5
BLOCK A
THE PRESIDIO
CABINET "A", SLIDE 12796,
M.R.T.C.T.
LNR CPI PRESIDIO LAND, LLC
CCF#D207454225

100 YEAR FLOODPLAIN PER GRAPHIC SCALE
FRM NO. 484590085K
1) REVISED TO REFLECT LOMR
CASE NO. 10-06-1675P
EFFECTIVE NOVEMBER 17, 2010
2) REVISED TO REFLECT LOMR
CASE NO. 11-06-0188P
EFFECTIVE MARCH 8, 2011

~ BOUNDARY CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	375.00'	65°58'59"	431.86'	N 65°24'50" E	408.39'
C2	1060.00'	09°55'29"	183.81'	S 73°49'16" E	183.38'



~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
T8	NORTH	13.02'
T9	WEST	5.22'
T10	NORTH	80.57'
T11	N 43°17'48" W	28.13'
T12	N 15°07'47" E	127.18'
T13	S 74°52'13" E	235.22'
T14	EAST	127.30'
T15	N 45°36'04" E	32.98'
T16	N 20°01'52" E	46.91'
T17	S 68°51'32" E	56.48'
T18	S 20°01'36" W	2.85'
T19	S 69°56'47" E	117.74'
T20	S 13°45'57" E	54.99'
T21	S 53°26'50" W	58.93'
T22	S 01°23'41" W	63.50'
T23	S 68°56'07" W	50.05'
T24	WEST	162.15'
T25	SOUTH	95.82'
T26	WEST	366.55'
T27	SOUTH	13.00'
T28	WEST	26.00'
T29	S 74°52'13" E	235.22'
T30	EAST	127.30'
T31	SOUTH	369.46'
T32	WEST	447.78'
T33	NORTH	80.82'
T34	N 43°17'48" W	28.13'
T35	N 15°07'47" E	127.18'
T36	NORTH	220.02'
T37	N 45°27'46" E	33.11'
T38	S 69°56'47" E	122.44'
T39	S 13°45'57" E	54.99'
T40	S53°26'50" W	58.93'
T41	S 01°23'41" W	63.50'
T42	S 68°56'07" W	50.05'
T43	WEST	162.15'
T44	S 16°29'59" W	20.00'
T45	N 72°39'05" W	32.00'
T46	N 18°11'51" E	20.00'

~ EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N 45°00'00" W	35.36'
C2	51.00'	90°00'00"	80.11'	N 45°00'00" W	72.12'
C3	137.00'	43°17'48"	103.53'	N 21°38'54" W	101.08'
C4	133.00'	58°25'35"	135.62'	N 14°05'01" W	129.82'
C5	51.00'	90°00'00"	80.11'	N 45°00'00" W	72.12'
C6	187.00'	15°07'47"	49.38'	S 82°26'06" E	49.24'
C7	397.00'	44°32'14"	308.60'	N 67°43'53" E	300.89'
C8	98.97'	17°12'04"	29.71'	N 53°34'01" E	29.60'
C9	25.00'	42°08'11"	18.39'	N 41°05'57" E	17.97'
C10	25.00'	29°00'36"	12.66'	N 05°31'34" E	12.52'
C11	25.00'	29°57'21"	13.07'	S 35°00'16" W	12.92'
C12	25.00'	89°58'23"	39.26'	S 24°57'36" E	35.35'
C13	51.00'	56°10'50"	50.01'	S 41°51'22" E	48.03'
C14	51.00'	67°12'47"	59.83'	S 19°50'27" W	56.46'
C15	87.00'	52°03'10"	79.04'	S 27°25'15" W	76.35'
C16	83.00'	67°32'26"	97.84'	S 35°09'54" W	92.27'
C17	113.00'	21°03'53"	41.54'	S 79°28'04" W	41.31'
C18	25.00'	90°00'00"	39.27'	S 45°00'00" W	35.36'
C19	51.00'	90°00'00"	80.11'	S 45°00'00" W	72.12'
C20	25.00'	89°59'36"	39.27'	S 45°00'11" W	35.35'
C21	213.00'	15°07'47"	56.25'	S 82°26'06" E	56.08'
C22	423.00'	11°19'59"	83.67'	N 84°20'01" E	83.53'
C23	25.00'	101°19'59"	44.21'	S 50°39'59" E	38.67'
C24	25.00'	90°00'00"	39.27'	S 45°00'00" W	35.36'
C25	24.91'	90°18'20"	39.26'	N 45°03'48" W	35.32'
C26	163.00'	43°17'48"	123.17'	N 21°38'54" W	120.26'
C27	107.00'	58°25'35"	109.11'	N 14°05'01" W	104.45'
C28	25.00'	90°00'00"	39.27'	N 60°07'47" E	35.36'
C29	25.00'	66°31'17"	29.90'	N 34°15'39" E	28.15'
C30	423.00'	23°03'31"	170.24'	N 58°59'32" E	169.09'
C31	77.00'	64°41'54"	86.95'	N 77°42'16" E	82.40'
C32	25.00'	56°10'50"	24.51'	S 41°51'22" E	23.54'
C33	25.00'	67°12'47"	29.33'	S 19°50'27" W	27.67'
C34	113.00'	52°03'10"	102.66'	S 27°25'15" W	99.17'
C35	57.00'	67°32'26"	67.19'	S 35°09'54" W	63.37'
C36	87.00'	21°03'53"	31.99'	S 79°28'04" W	31.81'
C37	25.00'	90°00'00"	39.27'	S 45°00'00" W	35.36'
C38	1060.00'	1°41'52"	31.41'	S 72°39'05" E	31.41'

17.337 ACRES
LOT 4R
BLOCK A
THE PRESIDIO
CAB. "A", SL. 13079
M.R.T.C.T.
MIN. F.E.E. = 701.0'
DD PRESIDIO, LLC
CCF#D21516205

LOT 3
BLOCK A
THE PRESIDIO
CAB. "A", SL. 12798-12799
M.R.T.C.T.
TEHAMA
DEVELOPMENT CO, LP
CCF#D214194555

LOT 18
BLOCK A
THE PRESIDIO
CCF#D214247442,
P.R.T.C.T.
TARGET CORPORATION
CCF#D214072907

FS15-074
FINAL PLAT
OF
LOT 4R, BLOCK A
THE PRESIDIO
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOT 4, IN BLOCK A
THE PRESIDIO, RECORDED IN CABINET "A", SLIDE 13079
PLAT RECORDS OF TARRANT COUNTY, TEXAS

ENGINEER
BURGESS & NIPLE
10701 CORPORATE DRIVE
SUITE 118
STAFFORD, TX 77477
PH: (281) 980-7705X6301
CONTACT: JOSEPH T. REUE, P.E.

SURVEYOR
BLUE SKY SURVEYING
& MAPPING CORP.
11015 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500
CONTACT: DAVID PETREE, RPLS

OWNER
DD PRESIDIO, LLC
403 CORPORATE CENTER DRIVE
SUITE 210
STOCKBRIDGE, GEORGIA 30281
PH: _____
CONTACT: _____

D215278416 12-14-15

OWNERS CERTIFICATE

WHEREAS, DD PRESIDIO, LLC, A GEORGIA LIMITED LIABILITY COMPANY IS THE OWNER OF A TRACT OF LAND SITUATED IN THE WILLIAM MCCOWAN SURVEY, ABSTRACT NO. 999 IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PART OF THE 84.744 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO DD PRESIDIO, LLC, AS RECORDED UNDER COUNTY CLERK'S FILE NUMBER D215116205 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND BEING KNOWN AS LOT 4 IN BLOCK A OF THE PRESIDIO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A" AT SLIDE 13079 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTHWEST LINE OF PRESIDIO VISTA DRIVE (60' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 4, SAME BEING THE COMMON NORTHWEST CORNER OF LOT 3, BLOCK A OF THE PRESIDIO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A" AT SLIDE 12798-12799 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH DEPARTING THE SOUTHWEST LINE OF SAID PRESIDIO VISTA DRIVE (60' RIGHT-OF-WAY), AND THE COMMON LINE OF SAID LOT 4 AND 3 FOR A DISTANCE OF 632.92 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT BEING IN THE NORTH LINE OF LOT 18, BLOCK A OF THE PRESIDIO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. D214247442 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4, SAME BEING THE NORTH LINE OF LOTS 18, 17 AND 8R, BLOCK A OF THE PRESIDIO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. D214247442 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS FOR A DISTANCE OF 1074.49 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4, SAME BEING THE NORTHWEST CORNER OF SAID LOT 8R, SAID POINT BEING IN THE EAST LINE OF LOT 1, BLOCK A OF THE PRESIDIO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A", SLIDE 12804 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, SAME BEING THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 215.36 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 45° 00' 02" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, SAME BEING THE NORTHEASTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 141.42 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE WEST ALONG THE COMMON LINE OF SAID LOTS 4 AND 1 FOR A DISTANCE OF 305.22 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 4, SAME BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK A OF THE PRESIDIO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A", SLIDE 12796 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE DEPARTING THE COMMON CORNER OF SAID LOTS 4 AND 1, ALONG THE NORTHWESTERLY LINE OF SAID LOT 4, SAME BEING THE SOUTHEASTERLY LINE OF SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 19° 57' 38" EAST FOR A DISTANCE OF 105.91 FEET TO A POINT FOR CORNER;
2) NORTH 05° 44' 48" WEST FOR A DISTANCE OF 64.43 FEET TO POINT FOR CORNER;
3) NORTH 35° 49' 01" EAST FOR A DISTANCE OF 43.39 FEET TO POINT FOR CORNER;
4) NORTH 64° 54' 33" EAST FOR A DISTANCE OF 129.46 FEET TO POINT FOR CORNER;
5) NORTH 44° 28' 51" EAST FOR A DISTANCE OF 39.51 FEET TO POINT FOR CORNER;
6) NORTH 00° 30' 55" EAST FOR A DISTANCE OF 64.59 FEET TO POINT FOR THE NORTHWEST CORNER OF SAID LOT 4, SAME BEING THE SOUTHWEST CORNER OF LOT 6, BLOCK A OF THE PRESIDIO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A" AT SLIDE 13079 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 74° 52' 13" EAST DEPARTING THE EAST LINE OF SAID LOT 5, ALONG THE NORTH LINE OF SAID LOT 4, SAME BEING THE SOUTH LINE OF SAID LOT 6 FOR A DISTANCE OF 402.67 TO A 5/8" IRON FOUND FOR CORNER;

THENCE SOUTH 81° 35' 41" EAST CONTINUING ALONG THE COMMON LINE OF SAID LOTS 4 AND 6 FOR A DISTANCE OF 192.73 FEET TO A 5/8" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET WITH A CENTRAL ANGLE OF 65° 58' 59", AND A CHORD BEARING NORTH 65° 24' 50" EAST AT A DISTANCE OF 409.39 FEET;

NORTHEASTERLY CONTINUING ALONG THE COMMON LINE OF SAID LOTS 4 AND 6, AND SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 431.86 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 32° 25' 20" EAST CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 42.20 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF SAID LOT 4, SAME BEING THE WEST CORNER OF SAID LOT 6, SAID POINT BEING IN THE SOUTHWEST LINE OF SAID PRESIDIO VISTA DRIVE (60' RIGHT-OF-WAY);

THENCE SOUTH 68° 51' 32" EAST ALONG THE SOUTHWEST LINE OF SAID PRESIDIO VISTA DRIVE (60' RIGHT-OF-WAY FOR A DISTANCE OF 138.98 FEET TO A 5/8" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1060.00 FEET WITH A CENTRAL ANGLE OF 09° 55' 29", AND A CHORD BEARING SOUTH 73° 49' 16" EAST AT A DISTANCE OF 183.38 FEET;

SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PRESIDIO VISTA DRIVE (60' RIGHT-OF-WAY), AND SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 183.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.337 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS § GEORGIA

COUNTY OF TARRANT § HEURY

CITY OF FORT WORTH § STOCKBRIDGE

THAT DD PRESIDIO, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DO HEREBY ADOPT THIS PLAT AS LOT 4R, BLOCK A, THE PRESIDIO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

DD PRESIDIO, LLC, A GEORGIA LIMITED LIABILITY COMPANY

BY: MORROW INVESTORS, INC. A GEORGIA CORPORATION ITS: MANAGER

BY: [Signature]

STATE OF TEXAS § GEORGIA

COUNTY OF TARRANT § HEURY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8th DAY OF December, 2015 BY Fred S. Hazel, THE Vice President OF MORROW INVESTORS, INC., A GEORGIA CORPORATION, THE MANAGER OF DD PRESIDIO, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANIES AND PARTNERSHIPS.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS § GEORGIA



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH PLATTING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

DAVID PETREE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890



CITY OF FORT WORTH URBAN FORESTRY COMPLIANCE NOTE:

COMPLIANCE WITH TREE ORDINANCE # 17228-10-2006 WILL BE REQUIRED.

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 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.

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.

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 REFLECT AS OF THE DATE OF THIS PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1L 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.

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 PARKWAY PERMIT.

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 SUBDIVISIONS 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/DRAINAGE-WAY: MAINTENANCE

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 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 DRAINAGEWAYS 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 DRAINAGEWAYS. THE DRAINAGEWAY 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 FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

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."

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.

GENERAL NOTES

- 1. ALL OUTER BOUNDARY CORNERS MONUMENTS ARE 5/8" IRON RODS FOUND UNLESS NOTED OTHERWISE.
2. ALL INNER LOT CORNERS MONUMENTS ARE 5/8" IRON RODS SET UNLESS NOTED OTHERWISE.
3. BASIS OF BEARING (SOUTH) ESAT LINE OF LOT 4, BLOCK A OF THE PRESIDIO, AS RECORDED IN CABINET "A", SLIDE 13079, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.
4. 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.
5. 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.
6. P.R.V'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE CITY OF FORT WORTH, TEXAS - COMMUNITY PANEL MAP NO. 4805960065K, REVISED, MARCH 8, 2011, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X" (OTHER FLOOD AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

ZONE "AE" BASE "FLOOD ELEVATIONS DETERMINED, FLOOD DISCHARGE CONTAINED IN CULVERT".

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.

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH. THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL. Plat Approval Date: 12/14/2015. By: [Signatures]



LT. USC 12.10.2015

FINAL PLAT OF LOT 4R, BLOCK A THE PRESIDIO AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING A REPLAT OF LOT 4, IN BLOCK A THE PRESIDIO, RECORDED IN CABINET "A", SLIDE 13079 PLAT RECORDS OF TARRANT COUNTY, TEXAS

ENGINEER: BURGESS & NIPLE 10701 CORPORATE DRIVE SUITE 118 STAFFORD, TX 77477 PH: (281) 980-7705 X6301 CONTACT: JOSEPH T. REVUE, P.E. SURVEYOR: BLUE SKY SURVEYING & MAPPING CORP. 11015 MIDWAY ROAD DALLAS, TX. 75229 PH: (214) 358-4500 CONTACT: DAVID PETREE, RPLS. OWNER: DD PRESIDIO, LLC 403 CORPORATE CENTER DRIVE SUITE 210 STOCKBRIDGE, GEORGIA 30281 PH.: CONTACT:

D215278416 12.14.15

CASE NO. FS-15-074

NOVEMBER 4, 2015

SHEET 2 OF 2