

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.

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.

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.

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".

$\Delta=10^{\circ}54'16''$
 $R=1340.00'$
 $L=255.03'$
 $CH=N 76^{\circ}24'55'' E$
 $254.64'$

OAKMONT BOULEVARD
(120' WIDE PUBLIC RIGHT-OF-WAY)

POINT OF BEGINNING
(1/2" IRON ROD FOUND AT THE MOST NORTHERLY, NORTHEAST CORNER OF LOT 1, BLOCK 1, OAKMONT-HARRIS ADDITION.)

UTILITY NOTE:
ALL UTILITIES WILL MEET THE SEPARATION REQUIREMENTS STATED IN THE CITY OF FORT WORTH UTILITY CONSTRUCTION POLICY. ANY RELOCATION DUE TO NOT MEETING CITY OF FORT WORTH UTILITY CONSTRUCTION POLICY WILL BE AT THE EXPENSE OF THE UTILITY.

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.

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.

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.

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.

LOT 1, BLOCK 1
OAKMONT - HARRIS ADDITION
CABINET A, SLIDE 7403
P.R.T.C.T.

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 1, LOT 1 AND LOT 2 OF WESTOVER OAKMONT ADDITION.
FINAL ISWM SUBMITTAL REQUIRED. Related to SWM-2015-0126.

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48439C0180K, MAP REVISED SEPTEMBER 25, 2009.

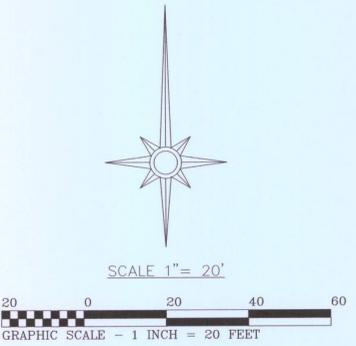
BEARING BASE:
THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

Private Pressure Reducing Valves
Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

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.

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1340.00'	134.89'	5°46'04"	134.84'	N 73°50'49" E
C2	1340.00'	120.43'	5°08'12"	120.09'	N 79°17'57" E
C3	1090.00'	95.28'	5°00'26"	95.23'	S 79°37'40" W
C4	1090.00'	118.46'	6°13'36"	118.40'	S 74°00'39" W
C5	1340.00'	15.53'	0°39'51"	15.53'	N 71°17'42" E
C6	1340.00'	90.26'	3°51'34"	90.25'	N 73°33'25" E
C7	1340.00'	29.10'	1°14'39"	29.10'	N 76°06'32" E
C8	1340.00'	14.89'	0°38'11"	14.89'	N 77°02'57" E
C9	1340.00'	125.25'	4°30'01"	105.22'	N 79°37'03" E
C10	1156.00'	81.57'	4°02'35"	81.56'	N 72°55'08" E

ACCESS DENIED NOTE/LEGEND:
--- ACCESS DENIED TO TXDOT RIGHT-OF-WAY



7001
JOHN F. HEATH SURVEY
ABSTRACT No. 641

7101

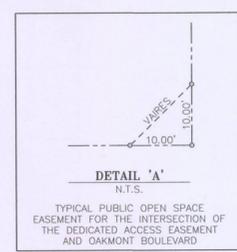
LOT 1, BLOCK 1
WESTOVER OAKMONT ADDITION
0.814 ACRE
(35,451 SQ. FT.)

LOT 2, BLOCK 1
WESTOVER OAKMONT ADDITION
0.727 ACRE
(31,659 SQ. FT.)

LOT 1, BLOCK 1
OAKMONT - HARRIS ADDITION
CABINET A, SLIDE 7403
P.R.T.C.T.

$\Delta=01^{\circ}36'34''$
 $R=4019.72'$
 $L=112.92'$
 $CH=S 19^{\circ}42'47'' W$
 $112.92'$

$\Delta=11^{\circ}14'02''$
 $R=1090.00'$
 $L=213.72'$
 $CH=S 76^{\circ}30'52'' W$
 $213.37'$



CHISHOLM TRAIL PARKWAY
(400' WIDE PUBLIC RIGHT-OF-WAY)

JOHN F. HEATH SURVEY - ABSTRACT No. 641
JOSEPH B. McDERMOTT SURVEY - ABSTRACT No. 1063

OWNER:
WESTOVER OAKMONT, LP
301 COMMERCE STREET, SUITE 2040
FORT WORTH, TEXAS 76102-4120
PHONE: (817) 335-7245

SURVEYOR:
BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WEBSITE: www.britain-crawford.com
FIRM CERTIFICATION# 1019000

CONTACT: SAM BROUS

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, WESTOVER OAKMONT, LP, acting by and through the undersigned, its duly authorized representative is the sole owner of a 1.541 acre tract of land situated in the JOHN F. HEATH SURVEY, Abstract No. 641, Fort Worth, Tarrant County, Texas, by the deed recorded in County Clerk's File No. D212319061 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 1.541 acres of land located in the JOHN F. HEATH SURVEY, ABSTRACT NO. 641, Fort Worth, Tarrant County, Texas, and being a portion of the tract of land conveyed to Westover Oakmont, LP by the deed recorded in County Clerk's File No. D212319061 of the Deed Records of Tarrant County, Texas. Said 1.541 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the most Northerly Northeast corner of Lot 1, Block 1, OAKMONT-HARRIS ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7403 of the Plat Records of Tarrant County, Texas, and said POINT OF BEGINNING also lying in the South right-of-way line of Oakmont Boulevard (a 120-foot-wide public right-of-way);

THENCE NORTHEASTERLY 255.03 feet, along the South right-of-way line of said Oakmont Boulevard, and the North boundary line of said Westover Oakmont, LP Tract, with a curve to the right having a radius of 1340.00 feet, a central angle of 10°54'16", and a chord bearing N 76°24'55" E 254.64 feet, to a 1/2" iron rod marked "Brittain & Crawford", set in the West boundary line of a tract of land conveyed to the City of Fort Worth for the expanded right-of-way area of Chisholm Trail Parkway, by the deed recorded in County Clerk's File No. D206322068 of the Deed Records of Tarrant County, Texas;

THENCE along the West boundary line of said City of Fort Worth Tract, being the new West right-of-way line of said State Highway No. 121 (Chisholm Trail Parkway), as follows:

- S 39°20'18" E 123.87 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
- S 01°45'22" E 44.20 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
- SOUTHWESTERLY 112.92 feet, along a curve to the left having a radius of 4019.72 feet, a central angle of 01°36'34", and a chord bearing S 19°42'47" W 112.92 feet, to a 1/2" iron rod marked "Brittain & Crawford", set in the South boundary line of said Westover Oakmont, LP Tract, and the North boundary line of aforesaid Lot 1, Block 1, OAKMONT-HARRIS ADDITION;

THENCE SOUTHWESTERLY 213.72 feet, along the most Southerly North boundary line of said Lot 1, Block 1, OAKMONT-HARRIS ADDITION, with a curve to the left having a radius of 1090.00 feet, a central angle of 11°14'02", and a chord bearing S 76°30'52" W 213.37 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;

THENCE N 19°08'11" W 250.00 feet, along the most Westerly East boundary line of said Lot 1, Block 1, OAKMONT-HARRIS ADDITION, and the West boundary line of aforesaid Westover Oakmont, LP, to the POINT OF BEGINNING containing 1.541 acres (67,110 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WESTOVER OAKMONT, LP, acting by and through the undersigned, their duly authorized representative, does hereby designate the foregoing as Lots 1 and 2, Block 1, WESTOVER OAKMONT ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the rights-of-way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this 10th day of August, 2016.

WESTOVER OAKMONT, LP
By: Mack House, Manager

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 Mack House, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of August, 2016.

Notary Public in and for
The State of Texas
My Commission Expires Sept 30, 2017

THIS IS TO CERTIFY THAT I, Chris L. Blevins, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points and points of curve are properly marked on the ground and that this plat correctly represents that survey made by me.



Chris L. Blevins, R.P.L.S.
State of Texas No. 5792



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: 8/19/2016
By: [Signature] Chairman
By: [Signature] Secretary

FINAL PLAT
OF
LOTS 1 AND 2, BLOCK 1
WESTOVER OAKMONT ADDITION
TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING
1.541 ACRES OF LAND
LOCATED IN THE
JOHN F. HEATH SURVEY, ABSTRACT No. 641
TARRANT COUNTY, TEXAS

PREPARED: APRIL 2015
REVISED: AUGUST 2016

1.541 ACRES GROSS, 2 LOTS

FS-15-079
SIN FIN #725

THIS PLAT FILED IN INSTRUMENT # 246190106, DATE 08/19/2016.