

VICINITY MAP
NOT TO SCALE

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 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.

DEED COVENANTS OR RESTRICTIONS

This plat 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 on the remainder of the subdivision.

PUBLIC OPEN SPACE EASEMENTS

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 not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

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.

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.

SITE DRAINAGE STUDY

Preliminary and Final Storm Water Management Plans (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 for each individual lot prior to any soil Disturbance exceeding 0.5 acres.

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 a parkway permit.

PRIVATE MAINTENANCE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public pedestrian 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.

SIDEWALKS

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



1.7.2016

FS-15-100

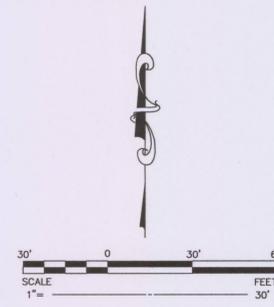
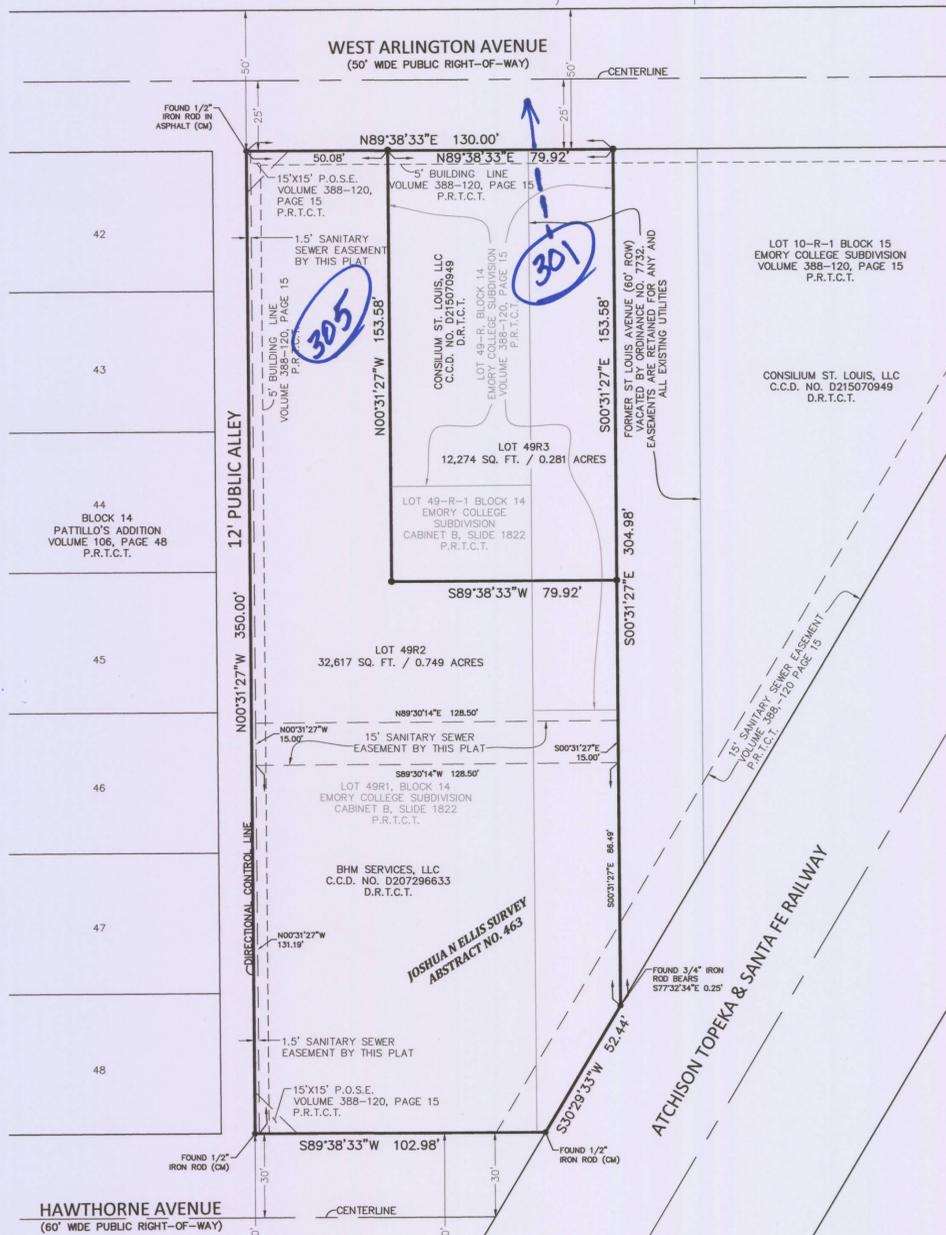


**CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS**

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 1/8/2016

By: *Donald R. Boren* Chairman
By: *Dana Buehler* Secretary



OWNER/DEVELOPER

CONSILUM ST. LOUIS, LLC
1401 FOCH STREET, SUITE 150
FORT WORTH, TEXAS 76107
CONTACT: TREY KOSTOHRYZ
(817) 313-3065 (PHONE)
E-MAIL: gkostohty3@gmail.com

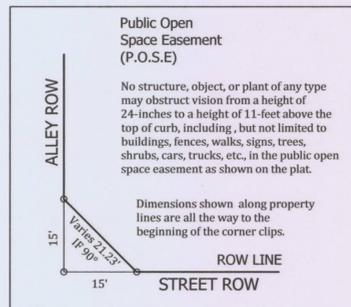
OWNER/DEVELOPER

BHM SERVICES, LLC
305 W. ARLINGTON AVE.
FORT WORTH, TEXAS 76110
CONTACT: JERRY REIER
(817) 928-9295 (PHONE)
jerry@bhm1983.com

ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: BARRY HUDSON
E-MAIL: BHUDSON@dunaway-assoc.com

LAND USE TABLE	
Total Gross Acreage	1.030 Ac.
Right-of-Way Dedication	0
Net Acreage	1.030 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	2
Non-Residential Acreage	1.030 Ac.
Private Park Acreage	0
Public Park Acreage	0



The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.

According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated areas, Panel No. 305 of 495, Map Number 48439C0305 K, map effective date September 25, 2009. The subject property is located in Zone "X", defined as areas determined to be outside 500 year flood plain. This statement does not reflect any type of flood study by this firm.

All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc. LP" unless otherwise noted hereon.

(CM) = CONTROLLING MONUMENT

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of May, 2015.

Stephen R. Glosup
Stephen R. Glosup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5570

January 6, 2016
Date



FS15-100

Final Plat
of

**LOTS 49R2 AND 49R3, BLOCK 14
EMORY COLLEGE SUBDIVISION**

Situated in the Joshua N. Ellis Survey, Abstract No. 463, being a Re-Plat of the remainder of Lot 49-R and all of Lot 49-R-1, Block 14, Emory College Subdivision of Pattillo's Addition, an addition to the City of Fort Worth, according to the plats recorded in Volume 388-120, Page 15 and Cabinet B, Slide 1822, Plat Records, Tarrant County, Texas.

2 Lots 1.030 Acres

This plat was prepared in May, 2015

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D216014212 DATE: 01-22-16

FS-015-100- LOTS 49R2 AND 49R3, BLOCK 14, EMORY COLLEGE SUBDIVISION

DEDICATION OF PLAT

STATE OF TEXAS)(

COUNTY OF TARRANT)(

WHEREAS, BHM SERVICES, LLC AND CONSILIUM ST. LOUIS, LLC, ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING a tract of land situated in the Joshua N. Ellis Survey, Abstract No. 463, City of Fort Worth, Tarrant County, Texas, being the remainder of Lot 49-R, Block 14, Emory College Subdivision of Pattillo's Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-120, Page 15, Plat Records, Tarrant County, Texas, and all of Lot 49-R-1, Block 14, Emory College Subdivision of Pattillo's Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet B, Slide 1822, Plat Records, Tarrant County, Texas, being a certain tract of land as described by deed to BHM Services, LLC, recorded in County Clerk's Document No. D207296633, Deed Records, Tarrant County, Texas, and being a certain tract of land as described by deed to Consilium St. Louis, LLC, recorded in County Clerk's Document No. D215070949, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod in asphalt found for the northwest corner of said Lot 49-R-1, Block 14, Emory College Subdivision being in the south right-of-way line of West Arlington Avenue (a 50' width public right-of-way);

THENCE North 89°38'33" East, with the south right-of-way line of said West Arlington Avenue, a distance of 130.00 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set for the northeast corner of said Lot 49-R, Block 14, Emory College Subdivision;

THENCE South 00°31'27" East, departing the south right-of-way line of said West Arlington Avenue with the east lines of said Lot 49-R, and 49-R-1, Block 14 Emory College Subdivision, at a distance of 199.77 feet passing a point for the most easterly northeast corner of said Lot 49-R-1, Block 14, Emory College Subdivision, in all a distance of 304.98 feet to a point in the northwest right-of-way line of the Atchson Topeka & Santa Fe Railroad from which a 3/4" iron rod found bears South 77°32'34" East, a distance of 0.25 feet;

THENCE South 30°29'33" West, continuing with the east line of said Lot 49-R-1, Block 14, Emory College Subdivision and the northwest right-of-way line of the Atchson Topeka & Santa Fe Railroad, a distance of 52.44 feet to a 1/2" iron rod found for the southeast corner of said Lot 49-R-1, Block 14, Emory College Subdivision;

THENCE South 89°38'33" West, departing the northwest right-of-way line of the Atchson Topeka & Santa Fe Railroad, with the south line of said 49-R-1, Block 14, Emory College Subdivision, a distance of 102.98 feet to a 1/2" iron rod found for the southwest corner of said Lot 49-R-1, Block 14, Emory College Subdivision;

THENCE North 00°31'27" West, departing the south line of said Lot 49-R-1, Block 14, Emory College Subdivision with the west line of said Lot 49-R-1, Block 14, Emory College Subdivision a distance of 350.00 feet to the POINT OF BEGINNING containing a calculated area of 44,891 square feet or 1.030 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT BHM SERVICES, LLC, AND CONSILIUM ST. LOUIS, LLC, BEING THE OWNERS OF THE PREVIOUSLY DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS;

**LOTS 49R2 AND 49R3, BLOCK 14
EMORY COLLEGE SUBDIVISION**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
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6212-100-5

DEDICATION OF PLAT

STATE OF TEXAS ~

COUNTY OF TARRANT ~

EXECUTED this 3rd day of November, 2015.

BHM SERVICES, LLC

By: [Signature]

Printed Name: Gerald Reier

Title: President

Before Me, the undersigned authority, on this day personally appeared Gerald Reier, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said BHM Services, LLC, as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 3rd day of November, 2015.

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



My commission expires 04/30/2018

STATE OF TEXAS ~

COUNTY OF TARRANT ~

EXECUTED this _____ day of _____, 2015.

CONSILIUM ST. LOUIS, LLC

By: [Signature]

Printed Name: George (Trey) Kostohryz, III

Title: Member

Before Me, the undersigned authority, on this day personally appeared George (Trey) Kostohryz, III, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Consilium St. Louis, LLC, as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 2nd day of October, 2015.

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



My commission expires _____



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F212-100-3