

UTILITY EASEMENTS:

ANY PUBLIC FRANCHISE 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 PURPOSES 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.

WASTEWATER NOTE:

SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

WATER NOTE:

WATER IS PROVIDED BY AQUA AMERICA INCORPORATED.

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 PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS BASED.

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.

BUILDING PERMIT:

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROVED 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 OVER EASEMENTS:

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

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.

PARKWAY PERMIT:

PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

FLOOD HAZARD NOTE:

THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FIRM COMMUNITY PANEL 48439C0260K, DATED SEPTEMBER 25, 2009.

EASEMENT CORNERS:

ALL EASEMENT CORNERS ARE SET POINTS, UNLESS OTHERWISE NOTED.

COVENANTS OR RESTRICTIONS:

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.

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 OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH FROM CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

PRIVATE PRESSURE REDUCING VALVES NOTE:

PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

SITE DRAINAGE STUDY NOTE:

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 STORM WATER 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.

LINE	BEARING	DISTANCE
L1	S 44° 51' 17" E	14.00'

**FINAL PLAT
LOT 1R, BLOCK 2
LINKWOOD ESTATES
AN ADDITION TO THE E.T.J. OF THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS**

CASE NO. FS-15-111

SURVEY DESCRIPTION:

STATE OF TEXAS

COUNTY OF TARRANT

OF A 0.515 ACRE (22,415 ± SQ. FT.) TRACT OF LAND BEING ALL OF LOT 1, BLOCK 2, AND A 30 FOOT ALLEY LOCATED WITHIN BLOCK 2, LINKWOOD ESTATES, AN ADDITION TO THE E.T.J. OF THE CITY OF FORT WORTH, AS RECORDED IN VOLUME 388-7, PAGE 87, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO JDB ENDEAVORS, L.L.C. IN DOCUMENT NO. D215006228, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE SOUTH RIGHT OF WAY LINE OF CAMP BOWIE WEST BOULEVARD (A PAVED SURFACE FKA. U.S. HIGHWAY 80 & A.K.A. INTERSTATE HIGHWAY 30 SERVICE ROAD) AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JDB ENDEAVORS, L.L.C. AS TRACT 2 IN DOCUMENT NO. D215006228, O.P.R.T.C., AND AT THE NORTH WEST CORNER OF SAID LOT 1 FOR THE NORTH WEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 89° 45' 56" E 122.56 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID CAMP BOWIE WEST BOULEVARD TO A SET "X" CUT IN CONCRETE FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE S 44° 51' 17" E 14.05 FEET TO A SET "X" CUT IN CONCRETE IN THE WEST RIGHT OF WAY LINE OF LINKCREST DRIVE WEST (A PAVED SURFACE) FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT.

THENCE S 00° 31' 49" W ALONG THE WEST RIGHT OF WAY LINE OF SAID LINKCREST DRIVE WEST PASSING A FOUND "X" CUT IN CONCRETE AT THE SOUTHEAST CORNER OF SAID LOT 1 AND AT THE NORTHEAST CORNER OF SAID 30 FOOT ALLEY AT 159.66 FEET AND IN ALL 159.66 FEET TO A SET "X" CUT IN CONCRETE AT THE NORTHEAST CORNER OF LOT 2, BLOCK 2, OF SAID LINKWOOD ESTATES, AND AT THE SOUTHEAST CORNER OF SAID 30 FOOT ALLEY FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89° 59' 58" W 131.76 FEET ALONG THE COMMON BOUNDARY LINE OF SAID LOT 2 AND SAID 30 FOOT ALLEY TO A FOUND 1/2" IRON ROD IN THE EAST BOUNDARY LINE OF SAID JDB ENDEAVORS, L.L.C. TRACT (TRACT 2) AND AT THE SOUTHWEST CORNER OF SAID 30 FOOT ALLEY FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00° 19' 48" E 169.87 FEET ALONG THE EAST BOUNDARY LINE OF SAID JDB ENDEAVORS, L.L.C. TRACT (TRACT 2) TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATION:

THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 6444, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

[Signature]
KYLE RUCKER, R.P.L.S. NO. 6444
11/5/0608 - JUNE 2015



KNOW ALL MEN BY THESE PRESENTS:

THAT, JDB ENDEAVORS, L.L.C. BEING THE OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 1R, BLOCK 2, LINKWOOD ESTATES, AN ADDITION TO THE E.T.J. OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER, WITHOUT RESERVATION THE STREETS AND EASEMENTS, AND RIGHT-OF-WAY SHOWN THEREON. WITNESS MY HAND, THIS THE _____ DAY OF _____, 2015.

OWNER:

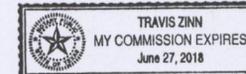
[Signature] JDB Endeavors 9-30-15
NAME/TITLE DATE

STATE OF TEXAS

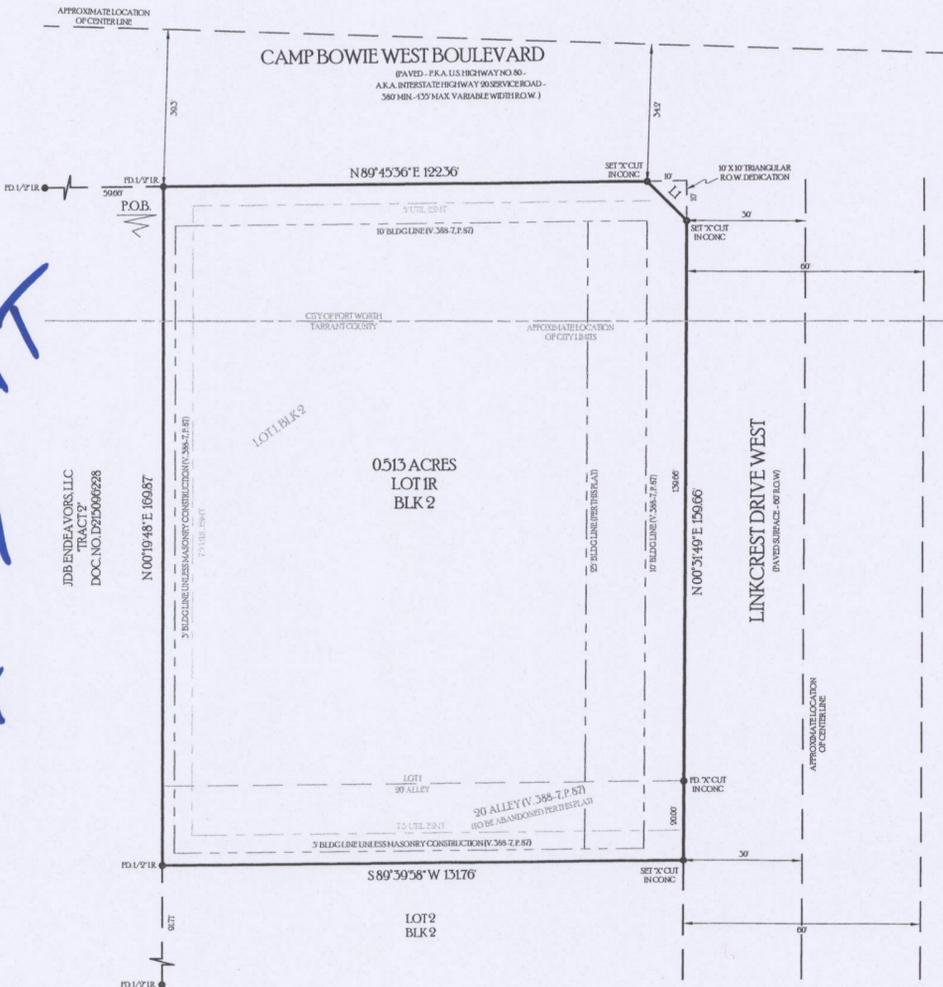
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Jennifer Braaton, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30th DAY OF September, 2015.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



TARRANT COUNTY PLAT



THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 1R, BLOCK 2 AND A 20 FOOT ALLEY TO BE ABANDONED PER THIS PLAT, LINKWOOD ESTATES, AS RECORDED IN V. 388-7, P. 87, D.R.T.C.T. INTO ONE CONTIGUOUS LOT AND ABANDON AND/OR ADJUST ALL UTILITY EASEMENTS AND BUILDING LINES ACCORDINGLY.

FILED THIS THE 9th DAY OF November, 2015,
IN D215252738 OF THE PLAT RECORDS OF
TARRANT COUNTY, TEXAS.

LAND USE TABLE	
TOTAL GROSS ACREAGE -	0.515
NUMBER OF RESIDENTIAL LOTS -	N/A
NUMBER OF NON-RESIDENTIAL LOTS -	1
NON-RESIDENTIAL ACREAGE -	0.515
RESIDENTIAL ACREAGE -	N/A
PRIVATE PARK ACREAGE -	N/A
PUBLIC PARK ACREAGE -	N/A
STREET & ALLEY ACREAGE -	N/A

OWNER: JDB ENDEAVORS, L.L.C.
6811 CORPORATION PARKWAY
FORT WORTH, TX 76126

SURVEYOR: CARTER SURVEYING & MAPPING
KYLE RUCKER, R.P.L.S.
110 PALO PINTO ST., STE. A
WEATHERFORD, TX 76086
817-594-0400

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 APPROVED: *[Signature]* 10/12/2015

[Signature] CHAIRMAN
[Signature] SECRETARY

AUTHORIZED BY ORDER OF THE
COMMISSIONERS COURT OF TARRANT
COUNTY, TEXAS

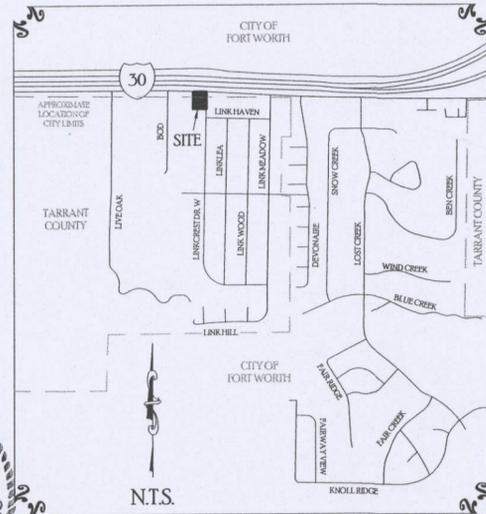
THIS THE 27th DAY OF October, 2015.

BY: *[Signature]*
COUNTY JUDGE

BY: *[Signature]*
DEPUTY

COMMISSIONERS COURT
TARRANT COUNTY TEXAS

CO#121369



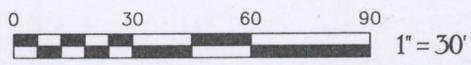
FORT WORTH
THE DEPARTMENT OF
PUBLIC WORKS

[Signature]
10.1.2015

FS15-111

CASE NO. FS-15-111
FINAL PLAT
LOT 1R, BLOCK 2
LINKWOOD ESTATES
AN ADDITION TO THE E.T.J. OF THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOT 1 AND A 20 FOOT ALLEY, BLOCK 2,
LINKWOOD ESTATES, AN ADDITION TO THE CITY OF FORT
WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN
VOLUME 388-7, PAGE 87, DEED RECORDS, TARRANT
COUNTY, TEXAS.
JUNE 2015

CARTER SURVEYING
& MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(P) 817-594-0400 - (F) 817-594-0403



County Clerk Filing No. _____

WAIVER OF "TAKINGS IMPACT ASSESSMENT (TIA)
Under the Private Real Property Rights Preservation Act

Comes now _____ owner(s) of the property described as
Located in Pct. _____ of Tarrant County, Texas.

I(we) have been informed that I (we) have certain rights under a law that went into effect September 1, 1997, for county governments in Texas called The Private Real Property Rights Preservation Act which is codified at Chapter 2007 of the Government Code of Texas.

I(we) understand that county governments are now required to expressly consider or assess whether their governmental actions may result in "takings" of private property. I (we) further understand that the act also provides a remedy for an owner of a legal or equitable interest in private real property to seek a judicial determination of whether a governmental action constitutes a "taking" and, if so, to ask for invalidation of the governmental action if the county fails to pay the damages assessed.

I(we) further understand that a "taking" is any county action that affects an owner's private real property whether in whole or in part, temporarily or permanently. Any county action, ordinance or regulation that affects my rights as owner of the property, that would otherwise exist in the absence of any action by the county, is actionable. If the action of the county would reduce the value of my private real property by 25 percent or more, I(we) understand that the county is required to do a study called a "Takings Impact Assessment" (TIA). If such TIA is done, the county is required to provide at least 30 days notice of its intent to engage in any such proposed actions. The notice must be published in a newspaper of general circulation in Tarrant County, and it must include a reasonably specific summary of the TIA.

I(we) understand that any action is void if such an assessment is not prepared and that, as the OWNER of the land affected by a county action for which a TIA should be prepared, I(we) have the right for 180 days after I(we) know or should have known about the "taking" to bring a suit against the county. If I(we) should choose to bring such a suit, I(we) would be awarded reasonable and necessary attorney's fees, costs of court, and even damages, especially if the action of the county had reduced the value of my land by 25 percent or more. I(we) could also have the county action declared void.

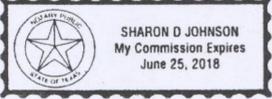
In consideration of expediting and shortening the approval process for the platting of the above described property so that my property may be placed on the market for sale as soon as possible, and understanding that I(we) have the aforementioned rights and possibly others, I(we) hereby freely and voluntarily waive these rights and any and all other rights that I(we) may have under the Private Real Property Rights Preservation Act, and I(we) may have under the Private Real Property Rights Preservation Act, and I(we) specifically request the Tarrant County Commissioners Court to proceed to consider and approve the final plat on the above described property.

This Waiver is signed on the 14th day of October, 2015.

Owner: Jennifer D. Branton
Printed Name: _____
Holder of Equitable Interest: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority appeared Jennifer D. Branton
Who swore on his oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.



Notary Public in and for the State of Texas



TARRANT COUNTY TAX OFFICE
100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00001598333
AD NUMBER: 24040 2 1
CERTIFICATE NO : 66162890
COLLECTING AGENCY
RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

DATE : 10/14/2015 PAGE 1 OF 1
FEE : \$10.00
PROPERTY DESCRIPTION
LINKWOOD ESTATES ADDITION BLOC
K 2 LOT 1

REQUESTED BY
CARTER SURVEYING & MAPPING
110 PALO PINTO ST
WEATHERFORD TX 76086

12201 CAMP BOWIE WEST BLVD
0.4 ACRES
PROPERTY OWNER
JDB ENDEAVORS, LLC.
6811 CORPORATION PKWY
FORT WORTH TX 76126

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2015	EMERGENCY SERVICE DISTRICT #1	0.00
2015	FORT WORTH ISD	0.00
2015	JPS HEALTH NETWORK	0.00
2015	Tarrant County	0.00
2015	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : CARTER SURVEYING & MAPPING
ACCOUNT NUMBER: 00001598333
TOTAL CERTIFIED TAX: \$0.00

BY: _____ TARRANT COUNTY TAX OFFICE
BY: _____ TARRANT COUNTY TAX OFFICE



REVISED 10/26

MARY LOUISE GARCIA
COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401
PHONE (817) 884-1195

CARTER SURVEYING & MAPPING
110 PALO PINTO ST
WEATHERFORD, TX 76086

Submitter: CARTER SURVEYING & MAPPING

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

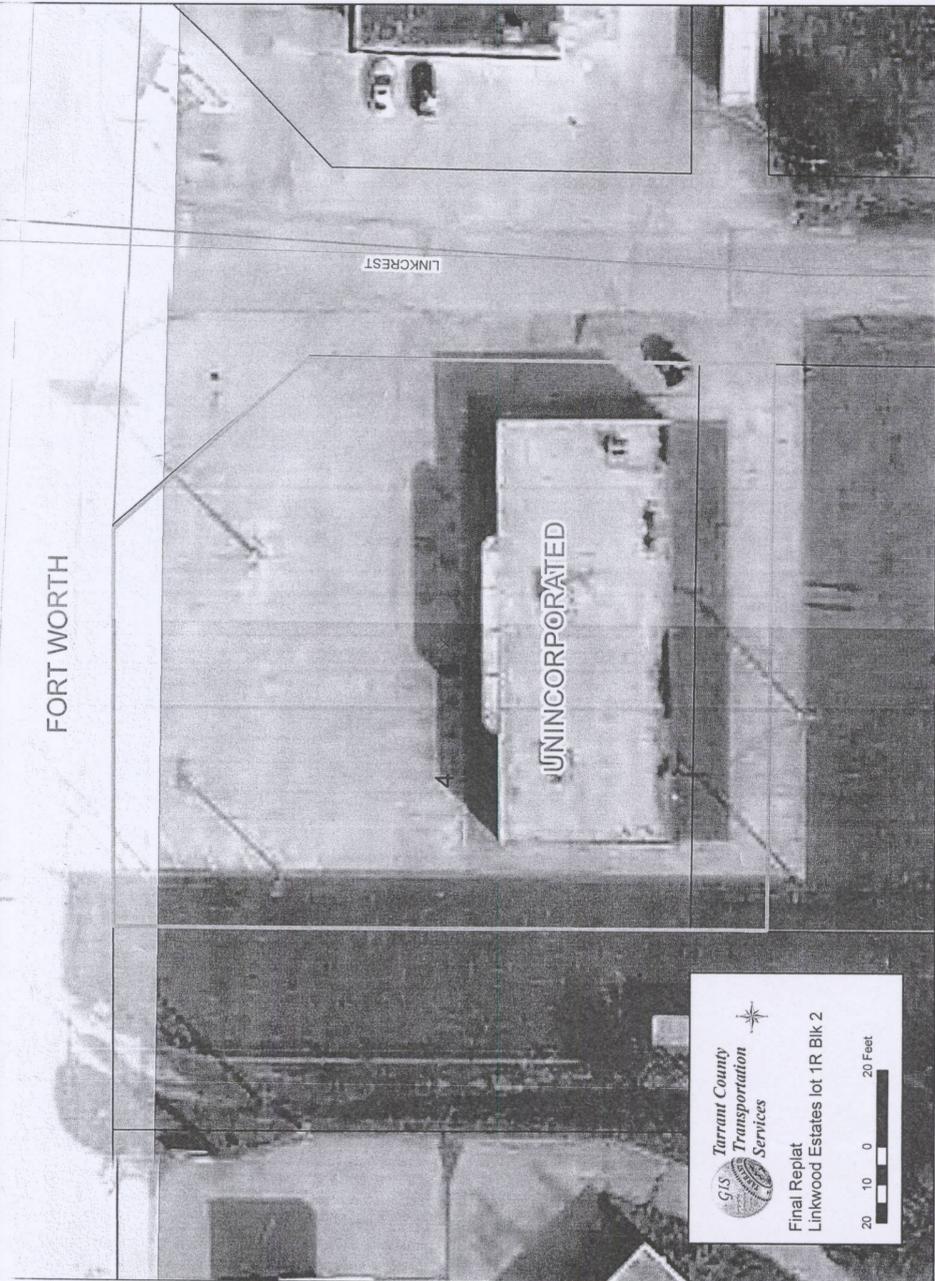
Filed For Registration: 11/9/2015 10:46 AM
Instrument #: D215252738
PLAT B 5 PGS \$58.00

By: Mary Louise Garcia

D215252738

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

LINKWOOD ESTATES



5-11-2015