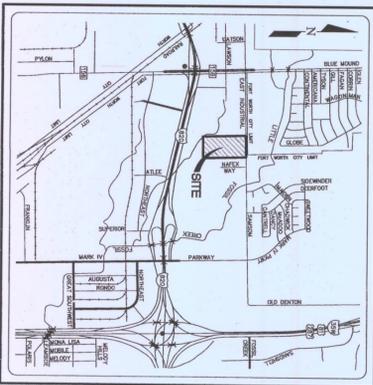


- NOTES**
- Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.
  - The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this application, based upon schedule 1 of the current impact fee ordinance. The assessment schedule 1 of the current impact fee 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.

- REVISION**
- 6/3/16 - Changed the Sewer Easement dimensions.

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	10.00'	N89°13'54"E
L2	10.00'	S00°48'06"W



**OWNER:**  
W.R. MEADOWS, INC.  
2555 W. MEADOWS BLVD.  
FORT WORTH, TX 76111  
OFFICE - (817) 854-1989  
CONTRACT - ANDY TAM  
atam@wrmeadows.com

**SUBJECT:**  
JO ENGINEERING, LLP  
1000 CLASS STREET  
FORT WORTH, TX 76107  
214-752-0098  
cmr@joeng.com

**DATE:** 06/14/2016  
**PROJECT:** D216127756



**FINAL PLAT**  
**W.R. MEADOWS ADDITION**  
**LOT 1 BLOCK 1**  
BEING 27,031 ACRES OF LAND LOCATED IN THE  
DAVID ODUM SURVEY, ABSTRACT 1184,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

REFERENCE  
Case No. FS-15-134

Shaping the built environment.

**JO ENGINEERING, LLP**  
1000 CLASS STREET  
FORT WORTH, TX 76107  
214-752-0098  
cmr@joeng.com

DATE: 06/18/2015  
CHECKED: CM  
DRAWN: JS/AR  
CREW: JA  
SHEET: 1 of 2

1-481-2127

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

Being a 1,177,457 Square Feet (27.031 acres) tract of land situated in the David Odum Survey, Abstract No. 1184, City of Fort Worth, Tarrant County, Texas as shown in a Special Warranty Deed to W.R. Meadows, Inc., and recorded as Instrument Number D215157470 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a cotton spindle found (CM) at the northwest corner of said W.R. Meadows, Inc. tract and the northeast corner of that certain tract of land as described in a deed to the City of Fort Worth, recorded in Volume 7394, Page 2156, of the Deed Records of Tarrant County, Texas (D.R.D.C.T.), said point also being in the south right of way line of Cantrell Sansom Road (a variable width right of way);

THENCE North 89 degrees 39 minutes 07 seconds East, with the north line of said W.R. Meadows, Inc. tract and the south right of way line of said Cantrell Sansom Road, a distance of 764.58 feet to a cotton spindle found (CM) for the northeast corner of said W.R. Meadows, Inc. tract and an angle point in the south right of way line of said Cantrell Sansom Road;

THENCE South 00 degrees 46 minutes 06 seconds East, with the east line of said W.R. Meadows, Inc. tract and the south right of way line of said Cantrell Sansom Road, a distance of 60.00 feet passing an angle point in the south right of way line of said Cantrell Sansom Road and the northwest corner of Lot 1, Block 1 of NAFX Addition as recorded in Cabinet A, Slide 8657, of the Plat Records of Tarrant County, Texas, and continuing with the west line of said Lot 1, a total distance of 1,538.22 feet to a 5/8" capped iron rod found (CM) for the southeast corner of said W.R. Meadows, Inc. tract and an ell corner of a called 65.660 acre tract of land to Madison Decker, Limited, recorded in Instrument Number D206407165 (O.P.R.T.C.T.);

THENCE South 89 degrees 22 minutes 18 seconds West, with the south line of said W.R. Meadows, Inc. tract and the north line of said Madison Decker, Limited tract, a total distance of 764.56 feet to a 1/2" capped iron rod found (CM) for the southwest corner of said W.R. Meadows, Inc. tract and an ell corner of said Madison Decker, Limited tract, said point also being in the east line of that certain tract of land as described in a deed to Miller Distributing Fort Worth, Incorporated, recorded in Instrument Number D210032445 (O.P.R.T.C.T.);

THENCE North 00 degrees 46 minutes 06 seconds West, with the west line of said W.R. Meadows, Inc. tract and the east line of said Miller Distributing Fort Worth, Incorporated tract, at 1,381.88 feet passing a City of Fort Worth monument found for the southeast corner of said City of Fort Worth tract of land, at 1,481.78 feet passing a concrete monument found (disk missing) for reference, continuing for a total distance of 1,541.88 feet to the POINT OF BEGINNING and containing 1,177,457 Square Feet (27.031 acres) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT W.R. MEADOWS, INC., acting by and through their duly authorized officers, do hereby adopt this plat designating the property described hereon as W.R. MEADOWS ADDITION, LOT 1, BLOCK 1; an addition to the City of Fort Worth, and do hereby dedicate to the public's use forever the easements and rights-of-way as shown hereon.

Executed this the 7th day of JUNE, 2016.

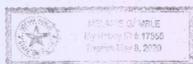
By: Andrew W. Tam
Name: ANDREW W. TAM
Title: GENERAL MANAGER

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 Andrew W. Tam, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of June, 2016.

Notary Public in and for the State of Texas



My commission expires: 5-8-2020

GENERAL NOTES:

- 1. CIRF = CAPPED IRON ROD FOUND FOR CORNER
2. C.M. = CONTROLLING MONUMENT
3. O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
4. D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
5. VOL./PG. = VOLUME & PAGE
6. INST. = INSTRUMENT
7. BASIS OF BEARINGS AND COORDINATES ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. COORDINATES SHOWN ARE GRID COORDINATES.
8. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
9. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA OF 100-YEAR FLOOD PLAIN ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NO. 48439C0180K, DATED SEPTEMBER 25, 2009. PROPERTY IS IN ZONE "X".

STANDARD PLAT NOTES:

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.

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 with 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 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.

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".

Building Construction Distance Limitation to an oil or Gas Well Bore - Pursuant to the Fort Worth City Code, no building(s) no necessary to the operation of an oil gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

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.

Floodplain/drainageway maintenance: The existing creek, stream, river, or drainage channel traversing with 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 of 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, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

I, Christopher Matteo, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, and is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey.

Date this the 6th day of JUNE, 2016

Christopher Matteo, RPLS No. 6501



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Christopher Matteo, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of JUNE, 2016

Notary Public in and for the State of Texas



My commission expires: 03-03-2016

RECORDED IN PLAT RECORDS
TARRANT COUNTY, TEXAS
DOCUMENT # D216127756
DATE 6/14/2016

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
This plat is valid only if recorded within six (6) months after date of approval.
Plat Approval Date: 6/10/2016
By: Donald R. Boren, Chairman
By: Daniel Smith, Secretary

REVISION

- 1. 6/3/16 - Changed the Sewer Easement dimensions.



JQ ENGINEERING, LLP
100 GLASS STREET
Ft. Worth, Texas 75207
(214) 752-9988
JQ.ENG.COM
JQ.ENG.COM
TEXAS REGISTERED SURVEYING FIRM 10056600

DRAWN: JS/AR
CHECKED: CM
DATE: 06/18/2015
CREW: JA
SHEET: 2 of 2

OWNER:

W.R. MEADOWS, INC.
2555 NE 33rd STREET
FORT WORTH, TX 76111
OFFICE - (817) 834-1969
CONTACT - ANDY TAM
atam@wrmeadows.com

PREPARED BY:
JQ ENGINEERING, LLP
100 GLASS ST
DALLAS, TEXAS 75207
TELEPHONE: 214 752-9098

FINAL PLAT
W.R. MEADOWS ADDITION
LOT 1, BLOCK 1
BEING 27.031 ACRES OF LAND LOCATED IN THE
DAVID ODUM SURVEY, ABSTRACT 1184,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

REFERENCE
Case No. FS-15-134

5-421