

**NOTES:**  
BASIS OF BEARING IS THE PLAT RECORDED IN VOLUME 388-S, PAGE 72, PLAT RECORDS, TARRANT COUNTY, TEXAS.

CM DENOTES MONUMENTS USED FOR BASIS OF BEARING.

OVERALL AREA: 0.518 ACRE

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48439C0215K EFFECTIVE DATE: 9-25-09, THIS PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

**UTILITY EASEMENTS**  
ANY PUBLIC FRANCHISED 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 IMPROVEMENTS 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.

**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.

**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.

**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.

**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.

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC 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 STREETS LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FORT WORTH STANDARDS.

SCALE: 1" = 30'

30 0 30 60 90  
GRAPHIC SCALE - FEET

CITY OF FORT WORTH, TEXAS  
CITY PLAN COMMISSION

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: January 29, 2016

BY: [Signature] CHAIRMAN

BY: Mary Elliott SECRETARY



I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: [Signature]

DATE: 9.11.15

OWNER:  
ROBERT F. BREESE AND WIFE  
REBEKAH L. BREESE  
5782 BLUERIDGE DRIVE  
FORT WORTH, TX. 76112

SURVEYOR:  
SUSAN L. STEWART, R.P.L.S.  
FULTON SURVEYING, INC.  
115 ST. LOUIS AVENUE  
FORT WORTH, TEXAS 76104  
817-335-3625 OFFICE  
817-335-3629 FAX

CASE # FS-15-217



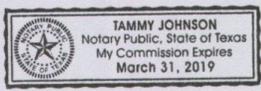
LT. RSC  
1-28-2016

PLAT FILED January 29th, 2016  
INSTRUMENT NO. 0216219509  
TARRANT COUNTY PLAT RECORDS

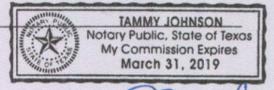
FULTON SURVEYING, INC.  
115 ST. LOUIS AVENUE  
FORT WORTH, TEXAS 76104  
(817) 335-3625  
FAX (817) 335-3629  
TX. FIRM REG./LIC. NO. 10053600

STATE OF TEXAS  
COUNTY OF TARRANT  
WHEREAS Richard F. Preese and wife, Rebekah L. Preese are the sole owners of the West 12.5 feet of Lot 10, all of Lot 11 and the Eastern portion of Lot 12, Block E, EASTERN HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-5, Page 72, Plat Records, Tarrant County, Texas and being more particularly described as follows: BEGINNING at a 1/2" iron pipe found in the South line of Blue Ridge Drive (50' R.O.W.), said pipe being 5 87° 46' 00" E, 12.50 feet from a 5/8" iron found at the Northwest corner of said Lot 10 and the Southeast corner of said Lot 11; THENCE 5 01° 15' 10" W, a distance of 173.56 feet to a 3/8" iron found in the North line of Lot 7, said Block E; THENCE N 87° 52' 36" W, at a distance of 12.50 feet passing the Southwest corner of said Lot 11, at a distance of 77.00 feet passing the common North corner of Lots 5 & 6, Block E and continuing for a total distance of 104.76 feet to a 1/2" iron set with Fulton Surveying cap in the South line of said Lot 12, from which a 5/8" iron found bears 5 57° 27' 19" W, 5.91 feet; THENCE N 17° 52' 25" W, a distance of 93.10 feet to an 'X' cut set in concrete; THENCE N 08° 28' 04" W, a distance of 80.92 feet to a 5/8" iron found in the South line of said Blue Ridge Drive and the beginning of a curve to the right whose radius is 258.49 feet and whose long chord bears N 85° 45' 11" E, 54.11 feet along the South line of said Blue Ridge Drive as follows:  
THENCE along said curve in an Easterly direction, thru a central angle of 15° 01' 40", a distance of 54.20 feet to a 5/8" iron found at the end of said curve;  
THENCE 5 87° 46' 00" E, a distance of 95.00 feet to the POINT OF BEGINNING and containing 0.518 acres of land.  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, Robert F. Preese and wife, Rebekah L. Preese do hereby adopt this plat designating the hereinafter described property as Lot 11R, Block E, EASTERN HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys and easements shown hereon.  
WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this 27th day of JANUARY, 2016.  
[Signature] Rebekah L. Preese

Robert F. Preese  
STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Robert F. Preese, 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 the 27th day of JANUARY, 2016.  
[Signature]  
Notary Public in and for  
The State of Texas  
My Commission Expires: 27 January, 2016



Rebekah L. Preese  
STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Rebekah L. Preese, 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 the 27 day of January, 2016.  
[Signature]  
Notary Public in and for  
The State of Texas  
My Commission Expires: 27 January, 2016



FINAL PLAT  
Lot 11R, Block E  
EASTERN HILLS  
A Replat of  
The West 12.5' of Lot 10, all of Lot 11 and  
the Eastern portion of Lot 12, Block E,  
EASTERN HILLS  
An Addition to the City of Fort Worth, Tarrant County, Texas  
According to the Plat recorded in Volume 388-5, Page 72  
Plat Records, Tarrant County, Texas

**FS15-217**