

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 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 becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

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.

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.

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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.

Private Common Areas and Facilities
 The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities.

FLOODPLAIN STATEMENT
 No portion of the subject property lies within the 100 year Floodplain or Flood Hazard area as depicted by Flood Insurance Rate Map No. 48439C0070K, Community Panel No. 480596 0070 K, Map Revised September 25, 2009.

Urban Forestry
 Compliance with ordinance #18615-05-2009 regarding urban forestry is required for this site.

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

STATE OF TEXAS
 COUNTY OF TARRANT
 WHEREAS Tarrant Vista Partners, LLC is the owner of Lots 4, 5 and 6, Block 1 and Lot 1, Block 2, The Village at Park Vista, an Addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 12120, Plat Records of Tarrant County, Texas, conveyed to said Vista Partners as recorded in County, Clerk's Document No. D210191943, Deed Records of Tarrant County, Texas, all of said Lots containing 4.817 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Tarrant Vista Partners, LLC does hereby dedicate this plat as:

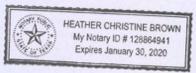
LOT 6R, BLOCK 1 & LOT 1R, BLOCK 2
THE VILLAGE AT PARK VISTA
 an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

Executed this 21 day of SEP, 2016.
 By: *[Signature]*
 TARRANT VISTA PARTNERS, LLC
 Boaz Avnery, Partner

STATE OF TEXAS
 Before me, *Heather Brown*, a Notary Public in and for the State of Texas, on this day personally appeared Boaz Avnery, Partner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity indicated as the act and for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21 day of September, 2016.
Heather Brown

Notary Public in and for the State of Texas
 My Commission Expires 1/30/20



FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 This plat is valid only if recorded within 90 days after date of approval.
 Plat Approval Date: 9/23/2016
 By: *Arnold R. Boren* Chairman
 By: *Dana Bayliff* Secretary

FS15-233

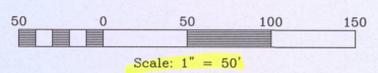
THIS PLAT WAS FILED UNDER DOCUMENT
 NO. D210229930, DATE: 09/29/2016

A FINAL PLAT OF
 LOT 6R, BLOCK 1 & LOT 1R, BLOCK 2
THE VILLAGE AT PARK VISTA

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A REPLAT OF LOTS 4, 5 AND 6, BLOCK 1 AND LOT 1, BLOCK 2, THE VILLAGE AT PARK VISTA ACCORDING TO THE PLAT FILED IN CAB. A, SLIDE 12120, PLAT RECORDS OF TARRANT COUNTY, TEXAS AND BEING SITUATED IN THE JOHN EDMONDS SURVEY, ABSTRACT NO. 457, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

- NOTES:
- 1) ALL MONUMENTS ARE 1/2 INCH IRON RODS FOUND WITH PLASTIC CAPS STAMPED "LANDES & ASSOC." (UNLESS OTHERWISE NOTED).
 - 2) 30' MUTUAL ACCESS EASEMENTS OR PORTIONS THEREOF AS RECORDED IN CABINET A, SLIDE 12120, PLAT RECORDS OF TARRANT COUNTY, TEXAS, WITHIN THE LIMITS OF THIS REPLAT, TO BE VACATED WITH THE FILING OF THIS PLAT.
 - 3) ALL EASEMENTS SHOWN HEREON WERE DEDICATED BY THE PREVIOUS PLAT RECORDED IN CABINET A, SLIDE 12120, PLAT RECORDS OF TARRANT COUNTY, TEXAS UNLESS SHOWN OTHERWISE.
 - 4) BEARINGS ARE BASED UPON THE PLAT OF THE VILLAGE AT PARK VISTA, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN CABINET A, SLIDE 12120, PLAT RECORDS OF TARRANT COUNTY, TEXAS.

SURVEYED ON THE GROUND DECEMBER 12, 2015.
Coy D. Landes 9/20/2016
 COY D. LANDES, R.P.L.S. NO. 1886



LANDES & ASSOCIATES, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS

1107 E. FIRST STREET - FORT WORTH, TEXAS 76102 - (817) 870-1220
 FIRM NO. 10022200 - FAX 870-1292

OWNER:
 TARRANT VISTA PARTNERS, LLC
 BOAZ AVNER, PARTNER
 P.O. Box 702884
 DALLAS, TEXAS 75370
 (972) 480-1788

FS-15-233

DATE: 08/15/2016

#10035-P