



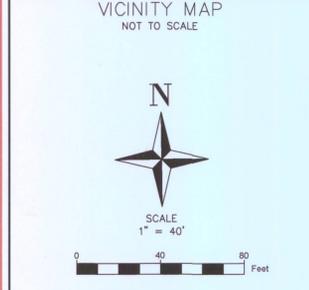
BASSWOOD 113, L.P.
VOLUME 14593, PAGE 307
OPRTCT

OWNER:
SOUTHWEST BASSWOOD 35, LP
601 W Main
Decatur, TX 76234

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

DEVELOPER:
VERTICAL CONSTRUCTION
MANAGEMENT, LLC
1211 SOUTH WHITE CHAPEL BLVD.
SOUTHLAKE, TX 76092

STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS SOUTHWEST BASSWOOD 35, LP, acting by and through the undersigned, their duly authorized agent, is the owner of the herein described property to wit:
PLAT METES AND BOUNDS DESCRIPTION
BEING a 6.133 acre tract of land situated in the M. Gilbert Survey, Abstract Number 1418, located in the City of Fort Worth, Tarrant County, Texas, being all of Lot 2, Block 1, Southwest Basswood, an addition to the City of Fort Worth, recorded in Instrument Number D206143560 of the Official Public Records, Tarrant County, Texas, (OPRTCT), and being a portion of a called 10.445 acre tract of land described in Special Warranty Deed to Southwest Basswood 35, LP, recorded in Instrument Number 205039476, OPRTCT, said 1.163 acre tract being more particularly described as follows:
BEGINNING at a found broken concrete marker at the western most southwest corner of a called 11.059 acre Parcel No. 3 described in Agreed Final Judgment to the State of Texas, recorded in Volume 14085, Page 576 of the OPRTCT, on the south right-of-way line of Basswood Boulevard (variable width right-of-way), and in the north line of said Lot 2, Block 1, Southwest Basswood;
THENCE North 89 degrees 09 minutes 35 seconds East, with the north line of said Lot 2 and the south line of said Parcel No. 3, a distance of 168.73 feet to a found 4" marker on concrete stamped "Texas Department of Transportation" at an angle point on said south line of Parcel No. 3;
THENCE South 80 degrees 45 minutes 44 seconds East, continuing with the north line of said Lot 2 and the south line of said Parcel No. 3, passing at a distance of 101.16 feet to a found 1/2-inch iron rod with cap stamped "yassociates.com" at a common lot corner of the proposed Lot 2R1 and Lot 2R2, continuing with the north line of said Lot 2, in all a total distance of 328.55 feet to a found 4" marker on concrete stamped "Texas Department of Transportation" at an angle point on said south line of Parcel No. 3;
THENCE South 59 degrees 41 minutes 19 seconds East, continuing with the north line of said Lot 2 and the south line of said Parcel No. 3, a distance of 38.89 feet to a found 4" marker on concrete stamped "Texas Department of Transportation" at an angle point on said south line of Parcel No. 3;
THENCE South 06 degrees 25 minutes 37 seconds East, with the east line of said Lot 2 and the west line of said Parcel No. 3, a distance of 131.20 feet to a found 4" marker on concrete stamped "Texas Department of Transportation" at an angle point on the west line of said Parcel No. 3;
THENCE North 12 degrees 05 minutes 39 seconds East, with the east line of said Lot 2 and the west line of said Parcel No. 3, a distance of 28.16 feet to a found 1/2-inch iron rod with cap stamped "yassociates.com" at a common lot corner of the proposed Lot 2R1 and Lot 2R2, continuing with the east line of said Lot 2 and the west line of said Parcel No. 3, in all, a total distance of 132.18 feet to a found 4" marker on concrete stamped "Texas Department of Transportation" at an angle point on the west line of said Parcel No. 3;
THENCE South 13 degrees 59 minutes 35 seconds East, continuing with the east line of said Lot 2 and the west line of said Parcel No. 3, a distance of 134.72 feet to a found broken concrete marker at an angle point on the west line of said Parcel No. 3;
THENCE South 17 degrees 28 minutes 23 seconds East, continuing with the east line of said Lot 2 and the west line of said Parcel No. 3, a distance of 135.05 feet to a found broken concrete marker at an angle point on the west line of said Parcel No. 3 and the beginning of a curve to the left having a radius of 1994.75 feet and whose chord bears South 11 degrees 27 minutes 21 seconds East, a distance of 29.78 feet;
THENCE Southeastly, continuing with the east line of said Lot 2 and the west line of said Parcel No. 3 along said curve to the left through a central angle of 00 degrees 51 minutes 19 seconds, an arc length of 29.78 feet to a set 1/2-inch iron rod with cap stamped "yassociates.com" at the southern most southeast corner of said Lot 2;
THENCE South 84 degrees 10 minutes 37 seconds West, with the south line of said Lot 2, a distance of 262.29 feet to a set 1/2-inch iron rod with cap stamped "yassociates.com" at an angle point on the south line of said Lot 2;
THENCE North 17 degrees 28 minutes 23 seconds West, continuing with the south line of said Lot 2, a distance of 388.05 feet to a set 1/2-inch iron rod with cap stamped "yassociates.com" at an angle point on the south line of said Lot 2;
THENCE South 89 degrees 19 minutes 28 seconds West, with the south line of said Lot 2, a distance of 374.16 feet to a set 1/2-inch iron rod with cap stamped "yassociates.com" at the western corner of said Lot 2 on the east right-of-way line of Old Santa Fe Trail (variable width);
THENCE North 00 degrees 40 minutes 32 seconds West, with the west line of said Lot 2 and the East right-of-way line of said Old Santa Fe Trail, a distance of 281.29 feet to a set 1/2-inch iron rod with cap stamped "yassociates.com" at an angle point on the west line of said Lot 2, at the beginning of a right-of-way clip on the east right-of-way line of said Old Santa Fe Trail at its intersection with the south line of said Basswood Boulevard;
THENCE North 44 degrees 19 minutes 28 seconds East, continuing with the said west line of said Lot 2 and with the said right-of-way clip, a distance of 14.14 feet to a set 1/2-inch iron rod with cap stamped "yassociates.com" at an angle point on the west line of said Lot 2, at the northwest corner of said Lot 2;
THENCE North 89 degrees 19 minutes 28 seconds East, with the north line of said Lot 2 and the south right-of-way line of said Basswood Boulevard, a distance of 96.85 feet to a found 5/8-inch iron rod at an angle point on the north line of said Lot 2 and south right-of-way line of said Basswood Boulevard;
THENCE South 00 degrees 46 minutes 17 seconds East, continuing with the north line of said Lot 2 and the south right-of-way line of said Basswood Boulevard, a distance of 13.41 feet to the POINT OF BEGINNING and containing 6.133 acres, or 287,153 square feet of land, more or less.



LEGEND

OPRTCT OFFICIAL PUBLIC RECORDS
TARRANT COUNTY TEXAS

BTP BY THIS PLAT

LAND USE TABLE

Total Acreage	6.133 Ac.
Right-of-Way Dedication	0.000 Ac.
Number of Residential Lots	0
Number of Non-Residential Lots	2
Residential Acreage	0.000 Ac.
Non-Residential Acreage	6.133 Ac.
Private Park Acreage	0.000 Ac.
Public Park Acreage	0.000 Ac.

WATER EASEMENT LINE TABLE

BEARING	LENGTH	BEARING	LENGTH
WL1	N00°40'32"W 15.00'	WL12	S89°19'28"W 15.00'
WL2	N89°36'02"E 19.96'	WL13	N00°40'32"W 54.52'
WL3	S00°40'32"E 54.45'	WL14	S89°19'28"W 5.00'
WL4	N89°19'28"E 340.25'	WL15	N89°19'28"E 20.00'
WL5	N00°40'32"W 183.60'	WL16	S00°40'32"E 15.00'
WL6	S80°45'44"E 15.23'	WL17	S89°19'28"W 20.00'
WL7	S00°40'32"E 129.90'	WL18	N00°40'32"W 15.00'
WL8	N88°53'44"E 5.96'	WL19	N00°50'25"W 7.50'
WL9	S01°06'16"W 10.00'	WL20	N89°09'35"E 15.00'
WL10	S88°53'44"W 6.04'	WL21	S00°50'25"E 7.50'
WL11	S00°40'32"E 56.07'	WL22	S89°09'35"W 15.00'

REVISED 26" ACCESS & WATER EASEMENT CURVE TABLE

DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
AC1	Δ74°20'07"	50.00'	S43°35'41"E	60.41'
AC2	Δ27°58'56"	100.00'	S20°25'06"E	48.35'
AC3	Δ22°14'11"	100.00'	S23°12'45"E	38.57'
AC4	Δ21°17'00"	74.00'	N23°14'09"W	28.60'
AC5	Δ01°30'50"	126.00'	S33°36'31"W	3.33'
AC6	Δ58°00'16"	25.00'	N61°40'25"W	24.24'
AC7	Δ95°45'05"	25.00'	N41°26'55"E	37.08'
AC8	Δ74°20'07"	24.00'	N43°35'41"W	29.00'

ACCESS EASEMENT CURVE TABLE

DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
AEC1	Δ90°00'00"	25.00'	S31°00'25"W	35.36'
AEC2	Δ90°00'00"	25.00'	S58°59'35"E	35.36'
AEC3	Δ90°00'00"	20.00'	S45°50'25"E	28.28'
AEC4	Δ90°00'00"	20.00'	N44°09'35"E	28.28'

REVISED 26" ACCESS & WATER EASEMENT LINE TABLE

BEARING	LENGTH
AL1	N09°14'16"E 26.00'
AL2	S06°25'37"E 70.34'
AL3	S77°54'21"W 26.00'
AL4	S89°19'28"W 187.08'
AL5	N00°40'32"W 12.00'
AL6	N00°40'32"W 10.99'
AL7	N89°19'28"E 163.91'
AL8	N06°25'37"W 62.52'

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 APPROVAL DATE: July 22, 2016

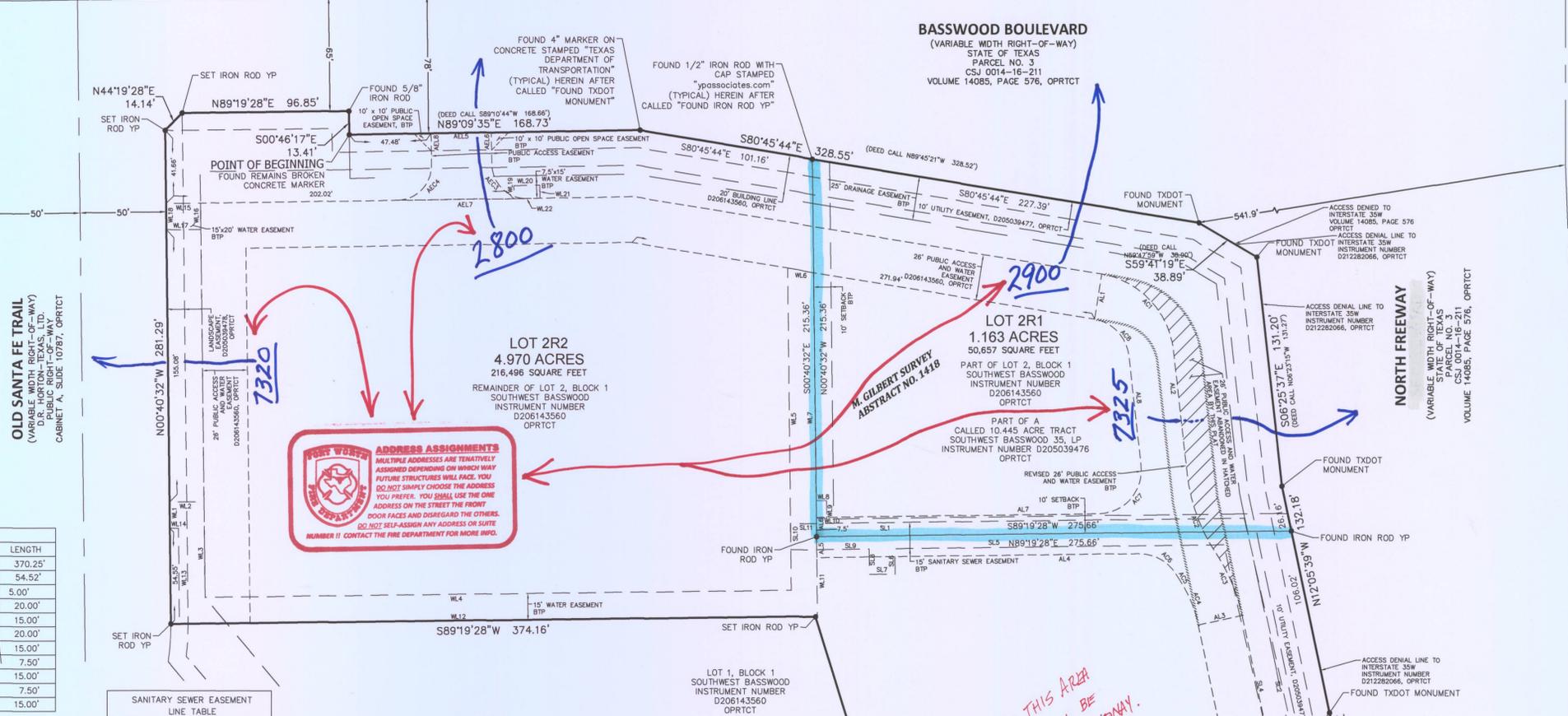
BY: Ronald R. Bowen CHAIRMAN

BY: Mary Elliott SECRETARY

Surveyor's Certificate

I, the undersigned, 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 November, 2015

Kenneth H. Yazaj Jr.
Kenneth H. Yazaj Jr.
Registered Professional Land Surveyor No. 6182



ADDRESS ASSIGNMENTS

MULTIPLE ADDRESSES ARE TENTATIVELY ASSIGNED DEPENDING ON WHICH WAY FUTURE STRUCTURES WILL FACE. YOU DO NOT HAVE TO CHOOSE THE ADDRESS YOU PREFER. YOU SHALL USE THE ONE ADDRESS ON THE STREET THE FRONT DOOR FACES AND DISREGARD THE OTHERS. DO NOT SELF-ASSIGN ANY ADDRESS OR SUITE NUMBER. 1) CONTACT THE FIRE DEPARTMENT FOR MORE INFO.

SANITARY SEWER EASEMENT LINE TABLE

BEARING	LENGTH
SL1	N89°19'28"E 248.37'
SL2	S13°01'26"E 402.99'
SL3	S78°02'51"W 15.00'
SL4	N13°00'46"W 390.62'
SL5	S89°19'28"W 190.97'
SL6	S00°40'32"E 14.50'
SL7	S89°19'28"W 15.00'
SL8	N00°40'32"W 14.50'
SL9	S89°19'28"W 45.40'
SL10	N00°40'32"W 15.00'
SL11	N89°19'28"E 15.00'

ACCESS EASEMENT LINE TABLE

BEARING	LENGTH
AEL1	S13°59'35"E 28.51'
AEL2	S76°00'25"W 13.00'
AEL3	N13°59'35"W 78.51'
AEL4	N76°00'25"E 13.00'
AEL5	N89°09'35"E 35.00'
AEL6	S00°50'25"E 18.00'
AEL7	S89°09'35"W 75.00'
AEL8	N00°50'25"W 18.00'

CITY OF FORT WORTH 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.

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".

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.

Floodplain/Foodway/Drainway Maintenance
The existing creek, stream, river, or drainage channel traversing along 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 on the plat.

Floodplain Restriction
No construction shall be allowed within the floodplain easement without a 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.

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.

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 1 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.

Private Maintenance Note
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.

Parkway Permit Note
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.

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.

Interstate Access
Direct access to the I-35 frontage road is restricted to those locations that have been reviewed and approved by TxDOT.

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.

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

ADDRESSES IN THIS AREA OF LOT 2R2 SHALL BE ADDRESSED ON NORTH FREEWAY.

CANNOT FIND AND SHOW SITE PLAN FOR ADDRESS ASSIGNMENTS HERE.

James.Pickett@fortworthtexas.gov

JOP

7/26/16

STATE OF TEXAS §
COUNTY OF TARRANT §
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That SOUTHWEST BASSWOOD 35, LP, does hereby adopt this plat of Lots 2R1 and 2R2, Block 1, of Southwest Basswood Addition, in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets, alleys, parks, playgrounds and utility easements shown thereon.
EXECUTED AT Fort Worth, Texas, this 14 day of July, 2016.
SOUTHWEST BASSWOOD 35, LP.
By: Ramona A. Huffman
For SOUTHWEST BASSWOOD 35, LP.

STATE OF TEXAS ~
COUNTY OF TARRANT ~
Before me, the undersigned authority, on this day personally appeared Ramona A. Huffman, 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, in the capacity therein stated and as the act and deed of said corporation.
Given under my hand and seal of office this 14 day of July, 2016.
Ramona A. Huffman
Notary Public in and for the State of Texas
My commission expires 01-22-17

FINAL PLAT
LOTS 2R1 & 2R2, BLOCK 1
SOUTHWEST BASSWOOD
6.133 ACRES
BEING A REPLAT OF LOT 2, BLOCK 1 SOUTHWEST BASSWOOD, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN D206143560, OPRTCT

SITUATED IN THE
M. GILBERT SURVEY, ABSTRACT 1418
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
682.233.2030
yassociates.com
TPLS 10194022

November 30, 2015
PAGE 1 OF 1

FS-15-262

Document Number D216164355 Date 07/22/2016