

ISWM NOTE:
A FINAL ISWM WILL BE REQUIRED BEFORE ANY LAND DISTURBANCE OR BUILDING PERMITS ARE GRANTED.

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

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 SPACE 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.

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

ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THIS PROPERTY DOES NOT APPEAR TO BE IN A 100 YEAR FLOOD ZONE, ACCORDING TO COMMUNITY PANEL NUMBER 48439C 0310 K, DATED SEPTEMBER 25, 2009

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BEAUTIFUL FEET MINISTRIES BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

1.622 ACRE TRACT OF LAND AND BEING A PORTION OF LOT 11 AND LOT 12, ALL OF LOTS 13 - 20 BLOCK 19, GLENWOOD ADDITION AS RECORDED IN VOLUME 63, PAGES 76-79, PLAT RECORDS, TARRANT COUNTY, TEXAS. CONVEYED TO BEAUTIFUL FEET MINISTRIES AS RECORDED IN INSTRUMENT NUMBERS, D208268796, D199282324, D206240388, D199282324, D200190227 AND D202316106, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

HEREBY ADOPT THIS PLAT HEREON AS CORRECTLY REPRESENTING THE REPLAT OF THE SAME TO BE KNOWN AS LOT 20R, BLOCK 19, GLENWOOD 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.

ON THIS THE 17TH DAY OF MAY, 2016

BEAUTIFUL FEET MINISTRIES

BY: *[Signature]*

OWNER

State of Texas

County of Tarrant
BEFORE ME, BEAUTIFUL FEET MINISTRIES, on this day personally appeared, 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, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17th day of May, 2016.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires 12/18/2016



FIELD NOTES FS15-272

BEING A 1.622 ACRE TRACT OF LAND AND A PORTION OF LOT 11, LOT 12, ALL OF LOTS 13-20, BLOCK 19, GLENWOOD ADDITION AS RECORDED IN VOLUME 63, PAGES 76-79, PLAT RECORDS, TARRANT COUNTY, TEXAS. CONVEYED TO BEAUTIFUL FEET MINISTRIES AS RECORDED IN INSTRUMENT NUMBERS, D208268796, D199282324, D206240388, D199282324, D200190227 AND D202316106, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND WITH CAP STAMPED MOSS 5122 AND BEING THE SOUTHWEST CORNER OF BLOCK 19 GLENWOOD ADDITION, VOLUME 63, PAGES 76-79, SAID PLAT RECORDS, AND THE SOUTHWEST CORNER OF SAID LOT 20 AND BEING IN THE EAST LINE OF EXETER STREET AND THE NORTH LINE OF EAST HATTIE STREET;

THENCE N 00°33'27" W, ALONG SAID EAST LINE, 10.00 FEET TO THE POINT OF BEGINNING A 1/2 INCH IRON ROD SET WITH CAP STAMPED GLC 4732, CONTINUING ALONG SAID LINE 139.50 FEET TO A 1/2 INCH IRON SET WITH CAP STAMPED GLC 4732;

THENCE N 44°26'33" E, 14.14 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED GLC 4732 AND BEING IN THE SOUTH LINE OF A 16 FOOT ALLEY;

THENCE N 89°26'33" E, 450.00 FEET TO A 1/2 IRON ROD SET WITH CAP STAMPED GLC 4732;

THENCE S 45°33'27" E, 14.14 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED GLC 4732 AND BEING IN THE WEST LINE OF SOUTH RIVERSIDE DRIVE;

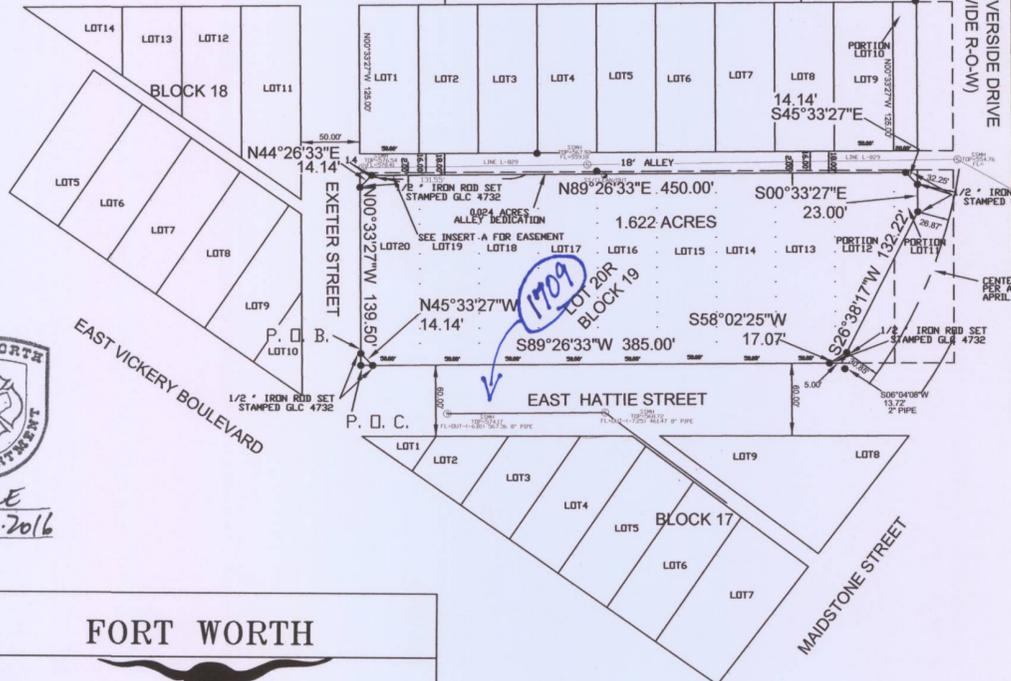
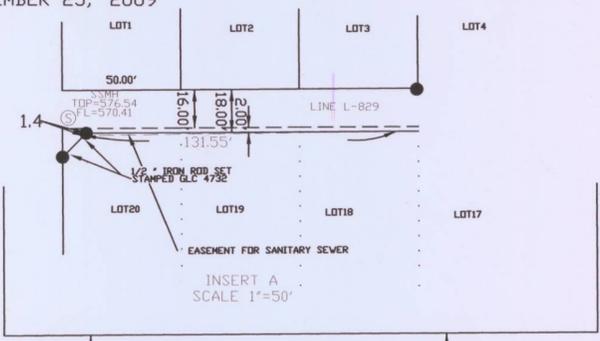
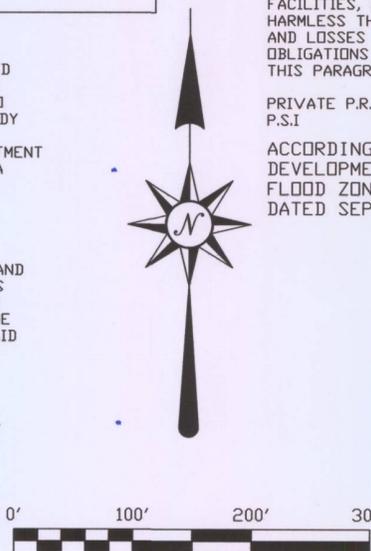
THENCE S 00°33'27" E, ALONG SAID WEST LINE, 23.00 FEET TO A 1/2 INCH IRON ROD SET WITH A CAP STAMPED GLC 4732;

THENCE S 26°38'17" W, ALONG SAID WEST LINE, 132.22 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED GLC 4732, FROM WHICH A 2 INCH IRON PIPE BEARS S 32°50'18" E, 13.72 FEET;

THENCE S 58°02'25" W, 17.07 FEET TO A 1/2 INCH IRON SET WITH CAP STAMPED GLC 4732 AND BEING IN NORTH LINE OF AFORMENTINED EAST HATTIE STREET;

THENCE S 89°26'33" W, ALONG THE SAID NORTH LINE, 385.00 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED GLC 4732;

THENCE N 45°33'27" W, 14.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.622 ACRES OF LAND MORE OR LESS.



SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.

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 TO BE ASSESSED IS ESTABLISHED AS OF THE DATE OF THE FILING OF THIS PLAT BASED UPON THE THEN EXISTING SCHEDULE I TO THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS ESTABLISHED ON THE DATE THAT THE BUILDING PERMIT IS ISSUED OR THE DATE OF CONNECTION TO THE WATER AND/OR WASTEWATER SYSTEM AND IS BASED UPON THE THEN EXISTING SCHEDULE II TO THE CURRANT IMPACT FEE ORDINANCE.

NOTE:

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 AND OR PAVING IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

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 EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED:

THIS PLAT 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.

UTILITY EASEMENT:

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH THE OBSTRUCTION, MAINTENANCE, OR EASEMENT SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SURVEYOR'S CERTIFICATION

THAT I, GARY L. CLEMENTS, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND IN DECEMBER, 2015, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4732



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH TEXAS

This plat is valid if recorded within 90 days after date of approval.

PLAT APPROVAL DATE: 5/27/2016

BY: *[Signature]* CHAIRMAN

BY: *[Signature]* SECRETARY

CASE NUMBER FS-15-272

OWNER:
BEAUTIFUL FEET MINISTRIES
P.O. BOX 6212
FORT WORTH, TEXAS 76115

DOCUMENT NUMBER D216114145
DATE: 05/27/16
TARRANT COUNTY, PLAT RECORDS

FINAL PLAT
LOT 20R, BLOCK 19
GLENWOOD ADDITION

TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
PORTION OF LOTS 11 AND 12, AND ALL OF LOTS 13-20, BLOCK 19
GLENWOOD ADDITION
TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
VOLUME 63, PAGES 76-79
PLAT RECORDS, TARRANT COUNTY, TEXAS

GARY L. CLEMENTS

DRAWN glc	DATE 12/03/15	P.O. BOX 971 ALVARADO, TX 76009
APPROVED	DATE	817-790-7528
SCALE 1" = 100'	SHEET SHEET	PROJECT NO. HATTIE_PLAT