

FORT WORTH

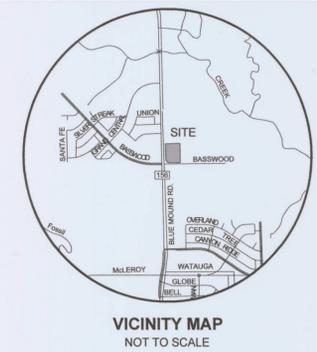
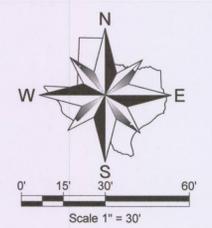
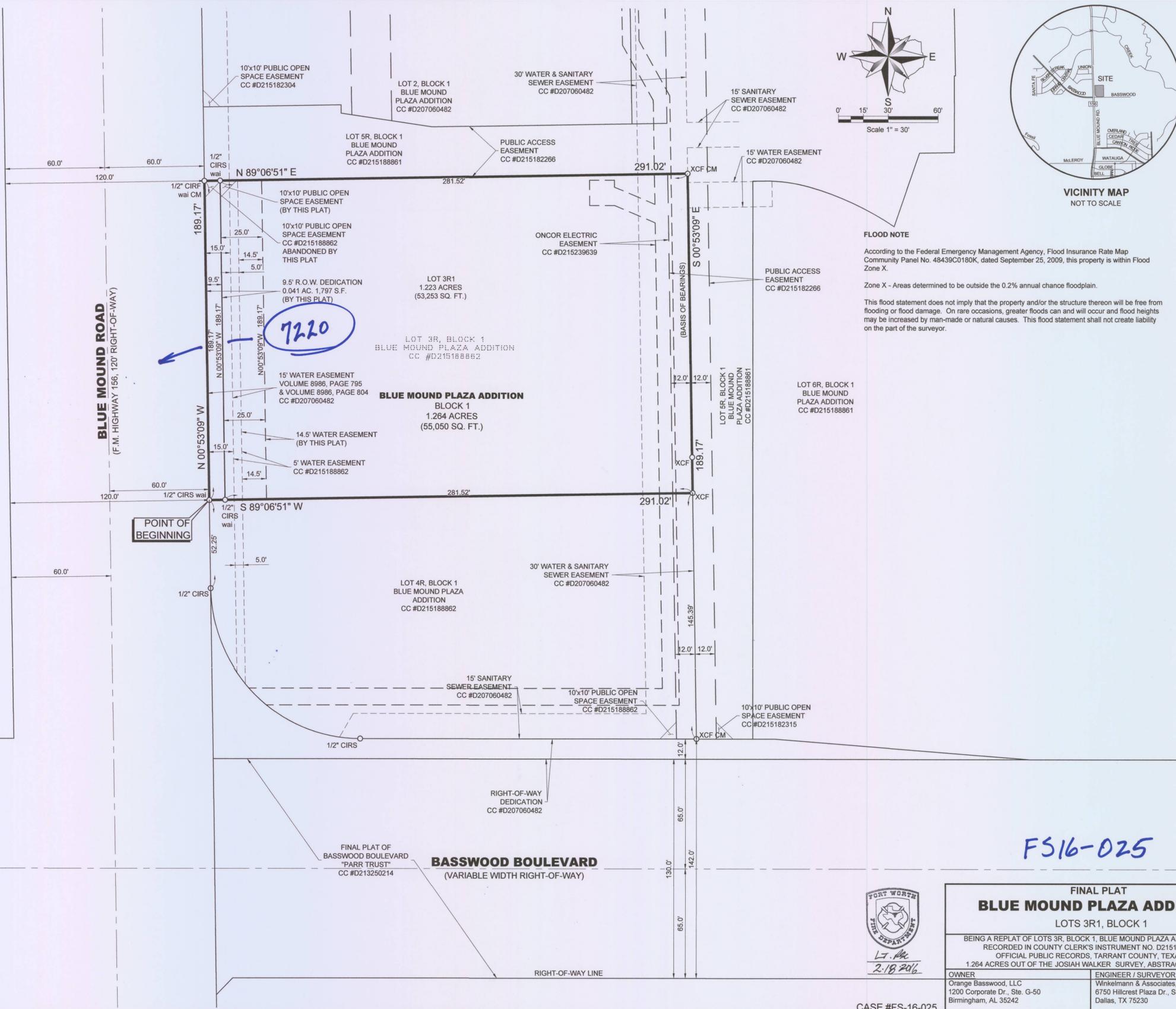
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat valid only if recorded within 90 days after date of approval.
Plat Approval Date: 2/19/2016

Arnold R. Brown CHAIRMAN

Ronald S. Goff SECRETARY

- NOTE:**
- ALL EASEMENTS ARE TO BE DEDICATED WITH THE FILING OF THIS PLAT UNLESS OTHERWISE NOTED WITH COUNTY CLERK'S RECORDING INFORMATION.
 - ALL CORNER MONUMENTS LABELED "IRS" ARE 1/2" IRON RODS WITH A RED PLASTIC CAP STAMPED "W.A.I." SET FOR CORNER.
 - PRVS (Pressure Reducing Valves) WILL BE REQUIRED. WATER PRESSURE EXCEEDS 80 P.S.I.



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0180K, dated September 25, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

REVISION	DATE	APPROVAL

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1200 CORPORATE DR., STE. G-50
BIRMINGHAM, AL 35242
TEL: 205-978-1234 FAX: 205-978-1234
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JOSIAH WALKER SURVEY, ABSTRACT NO. 1602
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
ORANGE BASSWOOD, LLC
1200 CORPORATE DR., STE. G-50
BIRMINGHAM, AL 35242

FINAL PLAT
BLUE MOUND PLAZA ADDITION
LOTS 3R1, BLOCK 1

Date: 02.03.16
Scale: 1" = 30'
File: 70951 - RPLT2
Project No.: 70951.0A

SHEET
1
OF
2

RECORDING INFORMATION

THIS PLAT IS RECORDED IN
DOCUMENT# D216034707
DATE 02/22/2016

FINAL PLAT
BLUE MOUND PLAZA ADDITION
LOTS 3R1, BLOCK 1

BEING A REPLAT OF LOTS 3R, BLOCK 1, BLUE MOUND PLAZA ADDITION AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D215188862 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
1.264 ACRES OUT OF THE JOSIAH WALKER SURVEY, ABSTRACT No. 1602

OWNER
Orange Basswood, LLC
1200 Corporate Dr., Ste. G-50
Birmingham, AL 35242

ENGINEER / SURVEYOR
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr., Suite 325
Dallas, TX 75230



CASE #FS-16-025

FS16-025

FS16-025-1

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-052-5

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, We, Orange Basswood, LLC are the sole owners of a tract of land situated in the JOSIAH WALKER SURVEY, ABSTRACT NO. 1602, in the City of Fort Worth, Tarrant County, Texas, and being all of Lot 3R, Block 1, Blue Mound Plaza Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. D215188862, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner on the East right-of-way of F.M. 156 (Blue Mound Road) 120-foot right-of-way, said point being the Northwest corner of Lot 4R, Block 1, of said Blue Mound Plaza Addition, and the Southwest corner of said Lot 3R, Block 1, of said Blue Mound Plaza Addition;

THENCE North 00 deg 53 min 09 sec West, along the East right-of-way of said F.M. Highway 156 and the West line of said Lot 3R, a distance of 189.17 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for the Northwest corner of said Lot 3R, said point being the Southwest corner of Lot 5R, Block 1, Blue Mound Plaza Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument No. D215188861, Official Public Records, Tarrant County, Texas;

THENCE North 89 deg 06 min 51 sec East, departing the East right-of-way of said F.M. Highway 156, along the North line of said Lot 3R and the Westerly South line of said Lot 5R, a distance of 291.02 feet to an "X" cut in concrete found for the Northeast corner of said Lot 3R;

THENCE South 00 deg 53 min 09 sec East, along the East line of said Lot 3R and the Southerly West line of said Lot 5R, a distance of 189.17 feet to an "X" cut in concrete found for the Southeast corner of said Lot 3R, said point being the Northeast corner of Lot 4R, Block 1, of said Blue Mound Plaza Addition;

THENCE South 89 deg 06 min 51 sec West, departing the Westerly South line of said Lot 5R and along the North line of said Lot 4R, a distance of 291.02 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.264 acres or 55,050 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 2nd day of March, 2015, utilizing a G.P.S. measurement (NAD 83, grid) from the GeoShack VRS Network, of South 00 deg 53 min 09 sec East, along the Easterly line of Lot 3R, Block 1 of the Blue Mound Plaza Addition.

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Orange Basswood, LLC, are the owners of the above described parcel of land, and do hereby adopt the hereon map as correctly representing our plan of subdivision to be known as Lots 3R1, Block 1, of BLUE MOUND PLAZA ADDITION, an addition to the City of Fort Worth, Texas, and do dedicate to the public use forever the streets and easements shown thereon.

WITNESS, my hand at Dallas, Texas, this the 15 day of February, 2016.

ORANGE BASSWOOD, LLC
a Texas limited liability company

By: ORANGE HOLDING COMPANY II, LLC
an Alabama limited liability company

Its: Sole Member

By: Jason Price, President

STATE OF ALABAMA §
COUNTY OF SHELBY §

BEFORE ME, the undersigned, a Notary Public in and for the State of Alabama, on this day personally appeared Jason Price, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Orange Basswood, LLC, and that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal on this 15th day of February, 2016.

Kimberly W. Cutcliff
Notary Public in and for State of Alabama

KIMBERLY W. CUTCLIFF
Notary Public, Alabama State At Large
My Commission Expires March 30, 2019

My Commission Expires: 3-30-19

Renasant Bank, owner and holder of a lien against the property described in the plat known as BLUE MOUND PLAZA ADDITION, said lien being evidenced by the Deed of Trust and Security Agreement recorded in Instrument #D215200245 in the recording office of Tarrant County, Texas, does hereby subordinate its interest in said property to the effects of the plat and the dedications and restrictions shown on such plat, and Bank hereby confirms that it is the present owner of said lien and has not assigned the same nor any part thereof.

Renasant Bank

By: Mike Frederick

Print Name: Mike Frederick

Its: Sr. Vice President

STATE OF ALABAMA §
COUNTY OF SHELBY §

BEFORE ME, the undersigned, a Notary Public in and for the State of Alabama, on this day personally appeared Mike Frederick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Renasant Bank, and that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal on this the 12th day of February, 2016.

Christina Ashley, Notary Public in and for State of Alabama

CHRISTINA ASHLEY, Notary Public
My Commission Expires 28 October 2019
STATE OF ALABAMA

My Commission Expires: 10-28-19

D216034 707 02/22/2016

SURVEYOR'S CERTIFICATION

I, the undersigned, hereby certify that the plat hereon, depicts and describes the results of an actual on the ground survey made under my supervision, and all corners were as found or set in accordance with the City of Fort Worth platting rules and regulations.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11 day of Feb, 2016.

Chris Fountain
Notary Public in and for the State of Texas.

Chris Fountain
Notary Public, State of Texas
Commission # 4451970
Expires: 11/22/2016

STANDARD NOTES:

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

SITE DRAINAGE STUDY

A site drainage study which will show 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 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 and current owners 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.

SIDEWALKS

Sidewalks are required to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

WATER AND WASTEWATER IMPACT FEES STATEMENT

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 current impact fee ordinance. 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 the connection date to the municipal water and/or wastewater system.

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.

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 buildings, fences, trees, shrubs, other growth or improvements which in any way endangers or interferes with the 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 of ingress and egress to and from and 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.

PRIVATE UTILITY ACCESS AGREEMENT

Submission of an access agreement with TPW is required to allow vehicular traffic to cross private utility ROW or easement.

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

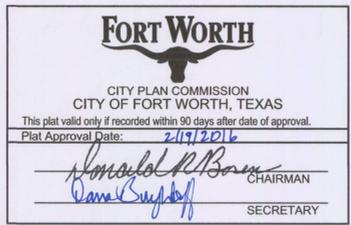
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

TRANSPORTATION IMPACT FEES STATEMENT

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.

PUBLIC OPEN SPACE EASEMENT

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but no limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.



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LOT 3R1, BLOCK 1
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OWNER: Orange Basswood, LLC 1200 Corporate Dr., Ste. G-50 Birmingham, AL 35242
ENGINEER / SURVEYOR: Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Dr., Suite 325 Dallas, TX 75230

Table with columns: No., DATE, REVISION, APPROVAL. Includes Winkelmman & Associates, Inc. logo and contact information.

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CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
ORANGE BASSWOOD, LLC
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FINAL PLAT
BLUE MOUND PLAZA ADDITION
LOT 3R1, BLOCK 1

Date: 02.03.16
Scale: N/A
File: 70951-RPLT2
Project No.: 70951.0A
SHEET 2 OF 2

CASE #FS-16-025