

WINSTON ELECTRIC, L.P.  
C.C. INST. NO. D206211684  
D.R.T.C.T.

LOT 1, BLOCK 1,  
WILLOW SPRINGS ADDITION  
V. 388-177, P. 99,  
P.R.T.C.T.

JAMES PARKER McCULLEY, M.D.  
V. 10128, P. 2307  
D.R.T.C.T.

**CONSTRUCTION PROHIBITED OVER EASEMENTS**

No permanent building or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

**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.

**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.

**FLOODPLAIN RESTRICTION**

No construction shall be allowed within the floodplain easement without the 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 shall 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 100-year flood elevation.

**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 are not limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscape areas and open spaces; water and wastewater distribution facilities; and recreation/clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

**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, street, lights, sidewalks or paving improvements; and approval is first 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".

**FLOOD-PLAIN/DRAINAGEWAY: 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 flood-plat easement line as shown on the plat.

**SITE DRAINAGE STUDY**

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 MAINTENANCE**

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, 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**

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.

**FLOODPLAIN EASEMENTS**

Delineation-Floodplain easement is to encompass the entire floodplain, plus an additional 10' on each side of the floodplain, measured from the water surface elevation of the 100 year frequency precipitation event under ultimate development conditions. Only with written permission from the City of Fort Worth DOE and/or TPW may a floodplain easement be measured from approved CLOMR or flood study, in all cases the effective FEMA floodplain as determined by the firm must be delineated and appropriately labeled.

**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 on 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 2 of said ordinance, and is due on the date a building permit is issued.

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

MIN  
Minimum finish floor elevations and flood easement location are provided by MJ Thomas Engineering LLC.

**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: Aug. 26, 2016

By: Ronald R. Brown Chairman  
By: Mary Elliott Secretary

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By: Mary Elliott Secretary

OWNER/DEVELOPER  
FIRST CHOICE PARKING, LLC  
550 TURNER WARRELL ROAD  
MANSFIELD, TEXAS 76063  
214-244-8064  
E-MAIL firstchoicetransport@gmail.com

SURVEYOR  
HERBERT S. BEASLEY LAND SURVEYORS L.P.  
P.O. BOX 8873  
FORT WORTH, TEXAS 76124  
PH 817-429-0194  
FAX 817-446-5488  
E-MAIL hsbeasley@msn.com

ENGINEER  
M. J. THOMAS ENGINEERING, LLC  
3973 W. VICKERY BLVD., SUITE 103  
FORT WORTH, TEXAS 76107  
817-732-9839  
FAX 817-732-9841  
E-MAIL mickey@mjthomaseng.com

LOT 1, BLOCK 1,  
WILLIAM GREEN SCHOOL  
CAB. A, SLD. 6818,  
P.R.T.C.T.

LOT 1, BLOCK 1,  
MAPLE TERRACE MOBILE HOME PARK  
V. 385-47, P. 813,  
P.R.T.C.T.

OWNER/DEVELOPER  
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E-MAIL mickey@mjthomaseng.com

LAND USE TABLE	
LOTS	8.667 ACRES
STREET DEDICATION	0.240 ACRES
TOTAL	8.907 ACRES



This is to Certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 4050", irons that are damaged, disturbed, or not so marked are not original.

Herbert S. Beasley  
Herbert S. Beasley R.P.L.S.  
Texas Registration No. 4050



STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, First Choice Parking, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract, parcel, or lot of land located in the David Strickland Survey, Abstract No. 1376, Tarrant County, Texas, according to the deed recorded in County Clerks Instrument No. D215014948, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Being 8.907 acres of land located in the David Strickland Survey, Abstract No. 1376, Tarrant County, Texas, being a portion of the tract of land described in the deed to E-Dor, Ltd., recorded in Volume 11248, Page, 1316, Deed Records, Tarrant County, Texas, Said 8.907 acres of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod stamped Dunaway found at the Southwest corner of said E-Dor tract from which a 60 D nail found bears S32°13'W a distance of 0.17 feet;

THENCE N00°21'24"W, along the West line of the described E-Dor tract at a distance of 1048.29 feet passing a point from which an 1/2" iron rod found bears S89°38'36"W a distance of 1.82 feet, at a distance of 1184.23 feet passing an 1/2" iron rod found, in all a distance of 1,204.85 feet to a point in a creek;

THENCE Generally along said creek as follows:

1. N79°55'49"E, a distance of 140.18 feet to a point;
2. N74°16'49"E, a distance of 133.48 feet to a point;
3. S76°53'11"E, a distance of 46.68 feet to a 5/8" iron rod found at the Northwest corner of Lot 2, Block 1, E-Dor Business Park on addition to the City of Fort Worth, Tarrant County, Texas according to the plot recorded in Cabinet B, Slide 865, Plot Records, Tarrant County, Texas;

THENCE S00°31'50"E, at a distance of 1038.38 feet passing a 5/8" iron rod found at the most Westerly Southwest corner of said Lot 2, Block 1, being the Northwest corner of a tract of land described in the deed to ColEast Nat Texas L.P., recorded in County Clerks Instrument No. D2051822318 Deed Records, Tarrant County, Texas, in all continuing along the West line of said ColEast tract a distance of 1,252.90 feet to a point in the South line of said E-Dor, Ltd tract at the Southwest corner of said ColEast tract from which a PK nail found bears S75°42'E a distance of 0.53 feet;

THENCE S89°37'30"W, a distance of 316.08 feet along said South line of E-Dor, Ltd. tract to the point of beginning, containing 8.907 acres of land.

The bearings recited herein are oriented to NAD 83 North Central Texas grid.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, First Choice Parking, LLC, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as Lot 1, Block 1, First Choice Transport Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and it does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this 24 day of August, 2016.

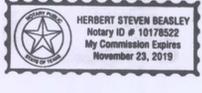
First Choice Parking, LLC  
By: James Herodes, President

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BEFORE ME, the undersigned authority, on this day personally appeared, James Herodes, President of First Choice Parking, LLC, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 24 day of August, 2016.

Herbert S. Beasley  
NOTARY PUBLIC, STATE OF TEXAS



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