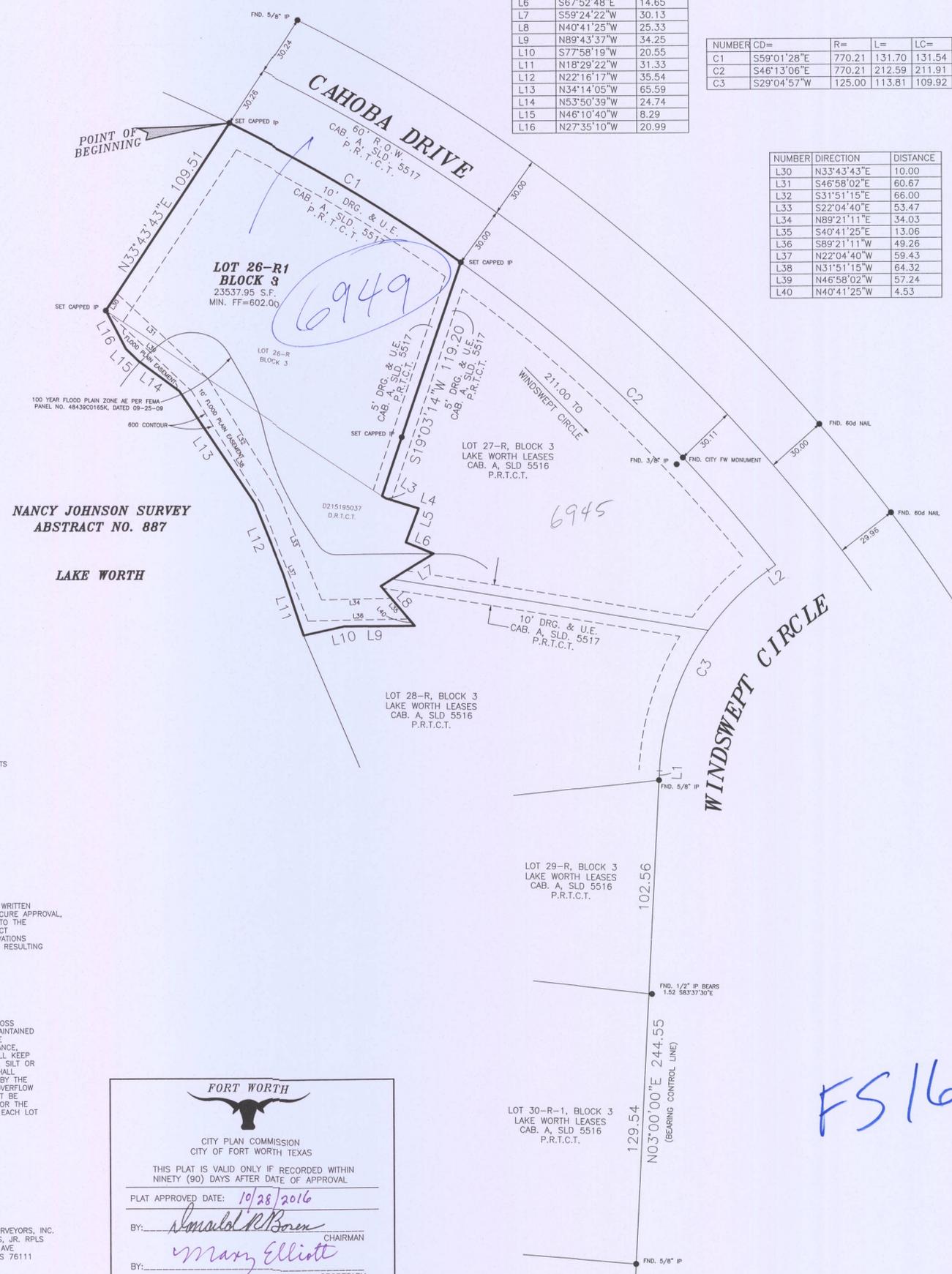


NUMBER	DIRECTION	DISTANCE
L1	N03°00'00"E	4.52
L2	S55°09'53"W	4.59
L3	S56°27'16"E	1.94
L4	S72°32'40"E	17.01
L5	S21°26'01"W	17.38
L6	S67°52'48"E	14.65
L7	S59°24'22"W	30.13
L8	N40°41'25"W	25.33
L9	N89°43'37"W	34.25
L10	S77°58'19"W	20.55
L11	N18°29'22"W	31.33
L12	N22°16'17"W	35.54
L13	N34°14'05"W	65.59
L14	N53°50'39"W	24.74
L15	N46°10'40"W	8.29
L16	N27°35'10"W	20.99

NUMBER	CD=	R=	L=	LC=
C1	S59°01'28"E	770.21	131.70	131.54
C2	S46°13'06"E	770.21	212.59	211.91
C3	S29°04'57"W	125.00	113.81	109.92

NUMBER	DIRECTION	DISTANCE
L30	N33°43'43"E	10.00
L31	S46°58'02"E	60.67
L32	S31°51'15"E	66.00
L33	S22°04'40"E	53.47
L34	N89°21'11"E	34.03
L35	S40°41'25"E	13.06
L36	S89°21'11"W	49.26
L37	N22°04'40"W	59.43
L38	N31°51'15"W	64.32
L39	N46°58'02"W	57.24
L40	N40°41'25"W	4.53



NOTES:

- ALL IRON PINS SET ARE CAPPED 1/2" STAMPED (LBS #3946)
- ACCORDING TO FEMA MAP NO. 48430D0185K, ZONE AE (500) & X, DATED 9-25-09 A PORTION OF THE ABOVE LOT DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.
- PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS & DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

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

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".

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 NECESSARY 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.

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, FENCES, TREES, SHRUBS, OTHER GROUINGS OR IMPROVEMENTS 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.

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. 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 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 PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PARKING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED: THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

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.

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.

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, 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.

MAINTENANCE: FLOOD-PLAIN/DRAINAGEWAY: THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 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 DRAINAGEWAYS 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 THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, RED DIRT FAMILY TRUST, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING LOT 26-R, BLOCK 3, LAKE WORTH LEASES, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 5517, PLAT RECORDS, TARRANT COUNTY, TEXAS.

AND A TRACT OF LAND OUT OF THE NANCY JOHNSON SURVEY, ABSTRACT NO. 887, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED AS TRACT TWO IN DEED RECORDED IN INSTRUMENT NO. D215195037, DEED RECORDS, TARRANT COUNTY, TEXAS, AND TOGETHER BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN SET IN THE SOUTH R.O.W. LINE OF CAHOBA DRIVE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 26-R, BLOCK 3, LAKE WORTH LEASES, SAID POINT BEING LOCATED IN A CURVE TO THE RIGHT WITH A RADIUS OF 770.21 FEET;

THENCE SOUTHEASTERLY ALONG SAID R.O.W. AND CURVE TO THE RIGHT 131.70 FEET TO A CAPPED IRON PIN SET FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, WHOSE CHORD BEARS 131.54 FEET SOUTH 59 DEGREES 01 MINUTES 28 SECONDS EAST, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 26-R AND THE NORTHWEST CORNER OF LOT 27-R, BLOCK 3, SAID LAKE WORTH LEASES;

THENCE SOUTH 19 DEGREES 03 MINUTES 14 SECONDS WEST 119.20 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 26-R AND 27-R, BLOCK 3, LAKE WORTH LEASES TO THE SOUTHWEST CORNER OF SAID LOT 26-R AND THE SOUTHWEST CORNER OF SAID LOT 27-R, BLOCK 3, LAKE WORTH LEASES;

THENCE THE FOLLOWING CALLS AND DISTANCES:

SOUTH 56 DEGREES 27 MINUTES 16 SECONDS EAST 1.94 FEET;
SOUTH 72 DEGREES 32 MINUTES 40 SECONDS EAST 17.01 FEET;
SOUTH 21 DEGREES 26 MINUTES 01 SECONDS WEST 17.38 FEET;
SOUTH 67 DEGREES 52 MINUTES 48 SECONDS EAST 14.65 FEET;
SOUTH 59 DEGREES 24 MINUTES 22 SECONDS WEST 30.13 FEET;
SOUTH 40 DEGREES 41 MINUTES 25 SECONDS EAST 25.33 FEET;
NORTH 89 DEGREES 43 MINUTES 37 SECONDS WEST 34.25 FEET;
SOUTH 77 DEGREES 58 MINUTES 19 SECONDS WEST 20.55 FEET;
NORTH 18 DEGREES 29 MINUTES 22 SECONDS WEST 31.33 FEET;
NORTH 22 DEGREES 16 MINUTES 17 SECONDS WEST 35.54 FEET;
NORTH 34 DEGREES 14 MINUTES 05 SECONDS WEST 65.59 FEET;
NORTH 53 DEGREES 50 MINUTES 39 SECONDS WEST 24.74 FEET;
NORTH 46 DEGREES 10 MINUTES 40 SECONDS WEST 8.29 FEET;
NORTH 27 DEGREES 35 MINUTES 10 SECONDS WEST 20.99 FEET TO THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 26-R, BLOCK 3, LAKE WORTH LEASES;

THENCE NORTH 33 DEGREES 43 MINUTES 43 SECONDS EAST 109.51 FEET ALONG THE WEST LINE OF SAID LOT 26-R, BLOCK 3, LAKE WORTH LEASES TO THE POINT OF BEGINNING AND CONTAINING 23537.95 SQUARE FEET OF LAND, MORE OR LESS

DO HEREBY ADOPT THIS PLAT AS OUR PLAN FOR SUBDIVIDING THE SAME TO BE KNOWN AS LOT 26-R, BLOCK 3, LAKE WORTH LEASES, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

EXECUTED THIS 14th DAY OF October, 2016

[Signature]
RED DIRT FAMILY TRUST
CLETE AYCOX

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLETE AYCOX KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 14th DAY OF October, 2016.

[Signature]
NOTARY PUBLIC



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 APPROVED DATE: 10/28/2016

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

OWNER:
RED DIRT FAMILY TRUST
CLETE AYCOX
904 CHURCHILL ROAD
FORT WORTH, TEXAS, 76114
817.247.7300

SURVEYOR:
LOYD BRANSON SURVEYORS, INC.
CHARLES B. HOOKS, JR., RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.834.3477
FAX: 817.831.9818



THIS PLAT FILED IN INSTRUMENT NO. D216253681 DATED 10/28/16

FS 16-092